

Bastrop, TX City Council Meeting Agenda
City Hall Council Chambers | 1311 Chestnut Street
Bastrop, Texas 78602
(512) 332-8800



January 27, 2026
Regular City Council Meeting at 6:30 PM

City of Bastrop City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

The City of Bastrop reserves the right to reconvene, recess, or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

PLEASE NOTE: ANYONE IN ATTENDANCE WISHING TO ADDRESS THE COUNCIL MUST COMPLETE A CITIZEN COMMENT FORM AND GIVE THE COMPLETED FORM TO THE CITY SECRETARY PRIOR TO THE START OF THE CITY COUNCIL MEETING. ALTERNATELY, IF YOU ARE UNABLE TO ATTEND THE COUNCIL MEETING, YOU MAY COMPLETE A CITIZEN COMMENT FORM WITH YOUR COMMENTS AT CITYOFBASTROP.ORG/CITIZENCOMMENT AT LEAST TWO HOURS BEFORE THE MEETING STARTS ON THE REQUESTED DATE. COMMENTS SUBMITTED BY THIS TIME WILL BE GIVEN TO THE CITY COUNCIL DURING THE MEETING AND INCLUDED IN THE PUBLIC RECORD, BUT NOT READ ALOUD. COMMENTS FROM EACH INDIVIDUAL IN ATTENDANCE WILL BE LIMITED TO THREE (3) MINUTES.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE** - Jeremiah Donner and Julieta Hernandez, students from the Bluebonnet Elementary Choir

TEXAS PLEDGE OF ALLEGIANCE - *Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

- 3. INVOCATION** - Joshua Hebert
- 4. PRESENTATIONS**
 - 4A.** Mayor's Report
 - 4B.** Council Members' Report
 - 4C.** City Manager's Report

1. Employee Award Winners

4D. Receive a presentation on the unaudited Monthly Financial Report for the periods ending August through December 2025.

Submitted by: Laura Allen, Assistant Finance Director

5. WORK SESSIONS/BRIEFINGS - NONE

6. STAFF AND BOARD REPORTS - NONE

7. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

8. CONSENT AGENDA

All matters listed under "Consent Agenda" are considered to be routine by the city council and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

8A. Consider and act on the second reading of Ordinance No. 2026-01 to approve and adopt the 2026 Schedule of Uniform Submittal Dates for Plats in accordance with the Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A.

Submitted by: James E. Cowey, Director of Development Services

8B. Consider and act on the first reading of Ordinance No. 2026-03, authorizing the appointment of Carly Power as Associate Municipal Judge of the City of Bastrop Municipal Court for a 3-year term effective February 10, 2026; and move to include on the February 10, 2026, Consent Agenda for the second reading.

Submitted by: Andres Rosales, Assistant City Manager

8C. Consider and act to approve:

A. **Resolution No. R-2026-06**, adopting various policies and procedures in connection with the City of Bastrop, Texas' participation in federally funded Community Development Block Grant (CDBG) projects and adherence to the regulations herein attached as Exhibit A; and

B. Resolution No. R-2026-07, designating authorized signatories for contractual documents, environmental documents, and documents for requesting funds pertaining to the Community Development Block Grant - Mitigation Program (CDBG-MIT MOD), herein attached as Exhibit A.

C. Resolution No. R-2026-13, authorizing the City Manager to reallocate CO Series 2023 Bond funds in the amount of Eight Hundred Thousand Dollars and Zero Cents (\$800,000.00) from Blakey Lane Extension to Riverbank Stabilization Improvements, herein attached as Exhibit A.

Submitted by: Laura Allen, Assistant Finance Director

8D. Consider and act on the second reading of Ordinance No. 2025-87, amending the contract with Craftsman Play systems in the amount of \$153,201.05 for changes to the Fisherman's Park splashpad.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

8E. Consider and act on Resolution No. R-2026-09 appointing Kerry Fossler as the City of Bastrop representative to the Clean Air Coalition.

Submitted by: Michael Muscarello, City Secretary, TRMC, CMC, CPM

8F. Consider and act on Resolution No. R-2026-15, allowing for the installation of four (4) varying speed limit signs on Jessica Place. Two (2) facing eastbound and two (2) facing westbound at the longitude and latitude points of those in the attached Exhibit, with two (2) of the signs being in a full residential area (East Jessica Place) at 20 mph and two (2) being on the arterial throughway (West Jessica Place) at the prima facia speed limit. In addition, the existing traffic control devices for the school zone warnings (one (1) on East Jessica and two (2) on West Jessica) will be upgraded with flashers, installed by the Streets and Drainage Department.

Submitted by: Vicky Steffanic, Chief of Police

8G. Consider and act on Resolution No. R-2026-16, granting a Parade Variance for throwing items during the 2026 Bastrop Mardi Gras Parade.

Submitted by: Michaela Joyce, Discover Bastrop Director

8H. Consider and act on:

A: **Resolution No. R-2026-17**, amending Resolution No. R-2023-70 regarding a temporary compensation increase for the City Manager while serving as Interim Director of the Bastrop Economic Development Corporation and restating Exhibit A; authorizing the Mayor to execute an addendum to the City Manager's employment agreement.

B: The **formal adoption** of an interim services agreement with the Bastrop Economic Development Corporation for interim executive director services provided by the City Manager to include a one-time payment of \$7,500 in FY 2026.

Submitted by: Angela Ryan, BEDC Operations Manager, CEcD

8I. Consider and act on the first reading of Resolution No. R-2026-14, approving the Bastrop Economic Development Corporation's expenditure for a Hospital Feasibility Study in the

amount of fifty thousand dollars (\$50,000); and move to include on February 10, 2026, City Council Consent Agenda for second reading.

Submitted by: Angela Ryan, BEDC Operations Manager, CEcD

8J. Consider and act on Resolution No. R-2025-210 ratifying the previously approved agreement with Reality Trust Group in the amount of \$50,000 for a Hospital Feasibility Study.

Submitted by: Sylvia Carrillo-Trevino, Interim Executive Director of the Bastrop Economic Development Corporation.

8K. Consider and act to approve the Bastrop City Council minutes from the January 13, 2026, Special Workshop and the Regular Meeting.

Submitted by: Victoria Psencik, Assistant City Secretary, TRMC

9. ITEMS FOR INDIVIDUAL CONSIDERATION

9A. Consider and act on Resolution No. R-2026-10, awarding a contract for the mowing of City Parks and Public Buildings to Community Lawn, LLC., in the amount of fifty-two thousand, and twenty dollars (\$52,020.00) as attached as Exhibit A.

Submitted by: Jason Alfaro, Director of Parks and Recreation

9B. Consider and act on Resolution No. R-2026-11, awarding a contract for the mowing of City Rights-of-Way to Community Lawn, LLC., in the amount of fifty-four thousand, six hundred Dollars (\$54,600.00) as attached as Exhibit A.

Submitted by: Jason Alfaro, Director of Parks and Recreation

9C. Consider and act on Resolution No. R-2026-12, awarding a contract for the mowing of Hunters Crossing to Pro Cut Lawn, in the amount of fifty-three thousand, four hundred dollars (\$53,400.00), as attached as Exhibit A.

Submitted by: Jason Alfaro, Director of Parks and Recreation

9D. Consider and act on Resolution No. R-2026-18, authorizing the City Manager to award the Request for Proposals (RFP) for Indefinite Delivery Indefinite Quantity (IDIQ) for Street Paving Maintenance Services.

Submitted by: Andres Rosales, Assistant City Manager

9E. Consider and act on Resolution No. R-2026-21 to purchase shade covers for Mayfest arena in an amount not to exceed \$477,110 to ShadePro, LLC, BuyBoard No. 781-25 to design, manufacture, and install shade covers over the seating areas and pen areas.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

10. EXECUTIVE SESSION

10A. City Council shall convene into a closed executive session pursuant to Texas Local Government Code Section 551.087 to discuss and deliberate regarding a proposed Economic Development project to locate within the City.

- 10B. City Council shall convene into a closed executive session pursuant to Texas Local Government Code Section 551.072 to deliberate the purchase, exchange, lease, or value of real property legally described as Building Block, BLOCK 3 W W ST, ACRES 0.164, 804 Water Street.
- 10C. City Council shall convene into a closed executive session pursuant to Texas Local Government Code Sections 551.071 and 551.072 to seek advice of legal counsel to discuss and deliberate regarding the proposed sale of real estate property located adjacent to Blakey Lane.
11. **TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION**
12. **ADJOURNMENT**

All items on the agenda are eligible for discussion and action unless specifically stated otherwise.

The Bastrop City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.087 (Economic Development), and §551.086 (Competitive Matters regarding Electric Utility).

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Thursday, January 21, 2026 at 5:30 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Victoria Psencik
Victoria Psencik, Assistant City Secretary



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Mayor's Report

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

(b) For purposes of Subsection (a), "items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Council Members' Report

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

(b) For purposes of Subsection (a), "items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

City Manager's Report

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

POLICY EXPLANATION:

Texas Local Government Code, Section 551.045 – Governing Body of Municipality or County: Reports about Items of Community Interest Regarding Which No Action Will Be Taken:

(a) Notwithstanding Sections 551.041 and 551.042, a quorum of the governing body of a municipality or county may receive from staff of the political subdivision and a member of the governing body may make a report about items of community interest during a meeting of the governing body without having given notice of the subject of the report as required by this subchapter if no action is taken and, except as provided by Section 551.042, possible action is not discussed regarding the information provided in the report.

(b) For purposes of Subsection (a), "items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Receive presentation on the unaudited Monthly Financial Report for the periods ending August through December 2025.

AGENDA ITEM SUBMITTED BY:

Laura Allen, Assistant Finance Director

BACKGROUND/HISTORY:

The Chief Financial Officer, or appointed staff, provides the City Council a monthly financial report overview for all funds to include detailed analysis for General Fund, Development Services Fund, Water-Wastewater Fund, Bastrop Power & Light and the HOT Tax Fund.

This reporting requirement is set forth by the City of Bastrop Financial Management Policies, Chapter IV. Operating Budget, Section D. Reporting, as adopted by Resolution R-2025-16 on September 23, 2025.

As staff focuses on closing out the fiscal year for the annual financial audit and implementing the new year's budget, a temporary delay in monthly financial reporting is common.



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider and act on the second reading of Ordinance No. 2026-01 to approve and adopt the 2026 Schedule of Uniform Submittal Dates for Plats in accordance with the Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A.

STAFF REPRESENTATIVE:

James E. Cowey, Director of Development Services

BACKGROUND/HISTORY:

House Bill 3167 (86th Texas Legislature), codified in Texas Local Government Code Chapter 212, requires that subdivision applications—such as preliminary plats, final plats, replats, and related plat applications—be approved, approved with conditions, or disapproved by the applicable approving authority within 30 days of submission, or they are deemed approved by inaction. The approving authority varies by plat application type and may be Staff or the Planning & Zoning Commission.

House Bill 3699 (88th Texas Legislature) removed the applicability of “plans” from the statutory shot clock, leaving plats subject to the 30-day action requirement.

POLICY EXPLANATION:

Texas Local Government Code Chapter 212, Subchapter A, Section 212.002 authorizes the governing body of a municipality, after a public hearing, to adopt rules governing plats and subdivisions of land within its jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality.

To ensure compliance with Texas Local Government Code Chapter 212 (and any applicable provisions of Chapter 211), City Council annually adopts a Schedule of Uniform Submittal Dates for plat applications. The Schedule includes dates for application acceptance, completeness checks, recommendation/approval deadlines, and any required Planning & Zoning Commission and City Council meetings.

Holiday adjustments include:

- Moving submittal dates to Tuesday when Monday is a City holiday.
- Moving Planning & Zoning Commission meetings to the week prior to Thanksgiving and Christmas.
- Adjusting submittal checks when a Tuesday is a holiday. Adjustments from the regular schedule are shown in bold italics on the Schedule.

PLANNING AND ZONING RECOMMENDATION:

The Planning and Zoning Commission held a Public Hearing on December 18, 2025, to consider and act to recommend approval to City Council for the 2026 schedule of Uniform Submittal Dates for Plats in accordance with the Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates. The motion was made to recommend approval to the City Council and it passed unanimously.

CITY COUNCIL MOTION:

The City Council held a Public Hearing on January 13, 2026, to consider Ordinance No. 2026-01, approving and adopting the 2026 Schedule of Uniform Submittal Dates for Plats in accordance with Bastrop Building Block (B³) Code Section 2.3.004, Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B³) Technical Manual Section 1.2.002, Uniform Submittal Dates, as shown in Exhibit A. A motion was made and seconded to approve Ordinance No. 2026-01. The motion passed unanimously.

RECOMMENDATION:

Take action to approve on the second reading of Ordinance No. 2026-01 and approve the 2026 Schedule of Uniform Submittal Dates for Plats, in accordance with B³ Code Section 2.3.004 and B³ Technical Manual Section 1.2.002, as shown in Exhibit A.

ATTACHMENTS:

- Ordinance No. 2026-01
- Exhibit A – 2026 Schedule of Uniform Submittal Dates

ORDINANCE NO. 2026-01

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS TO ADOPT THE 2026 SCHEDULE OF UNIFORM SUBMITTAL DATES FOR PLATS IN ACCORDANCE WITH THE BASTROP BUILDING BLOCK (B³) CODE SECTION 2.3.004 ANNUAL ADOPTION OF SCHEDULE OF UNIFORM SUBMITTAL DATES, AND THE BASTROP BUILDING BLOCK TECHNICAL MANUAL SECTION 1.2.002 UNIFORM SUBMITTAL DATES, AS SHOWN IN EXHIBIT A, ESTABLISHING A REPEALING CLAUSE, PROVIDING SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (the "City") is a home rule municipality located in Bastrop County, Texas acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the House Bill 3167 of the 86th Session of the Texas Legislature requires that subdivision applications such as preliminary plat, final plats, replats and amended plats be approved, approved with conditions, or disapproved by staff and/or Planning & Zoning Commission within 30 days of submission or it is deemed approved by inaction which was amended by House Bill 3699 of the 88th Session of the Texas Legislature to exempt plans from this requirement; and

WHEREAS, Texas Local Government Code Chapter 212, Subchapter A. Regulation of Subdivisions, Section 212.002. Rules, grants authority to a governing body of a municipality, after conducting a public hearing on the matter, to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality; and

WHEREAS, City Council will annually adopt a Schedule of Uniform Submittal Dates to comply with Texas Local Government Code Chapters 211 and 212 for Plat applications. The Schedules of Uniform Submittal Dates will include dates applications will be accepted, when review for completeness checks will occur, when recommendations or approvals are made, and dates of any required Planning & Zoning Commission and/or City Council meetings.

WHEREAS, the City finds that this Ordinance was passed and approved at a meeting of the City Council of the City of Bastrop held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council hereby adopts the 2026 Schedule of Uniform Submittal Dates, in accordance with B³ Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates for Site Plans, and Place Type Zoning Changes and B³ Technical Manual Section 1.2.002 Uniform Submittal Dates, as attached in Exhibit A.

Section 3. Severability. If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

Section 4. Repeal. This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

Section 6. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, on this, the 13th day of January 2026.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 27th day of January 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



2026 Schedule of Uniform Submittal Dates

Plats Requiring Planning & Zoning Commission Approval



Preliminary and Final Plats

Submittal Dates	Submittal Check Date	Comments Issued Date	Planning & Zoning Commission	Resubmittal Date	Plat Recommendation	Planning & Zoning Commission Packet Published	Planning & Zoning Commission Meeting Date
Must be received by 4:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	Approved, Approved with Conditions, or Denied (Thursday)		For projects that were Approved with Conditions (Monday)		(Friday)	(Thursday)
2/2/2026	2/3/2026	2/12/2026	2/26/2026	3/3/2026	3/12/2026	3/20/2026	3/26/2026
3/2/2026	3/2/2026	3/12/2026	3/26/2026	4/6/2026	4/16/2026	4/24/2026	4/30/2026
4/6/2026	4/7/2026	4/16/2026	4/30/2026	5/4/2026	5/14/2026	5/22/2026	5/28/2026
5/4/2026	5/5/2026	5/14/2026	5/28/2026	6/1/2026	6/11/2026	6/18/2026	6/25/2026
6/1/2026	6/2/2026	6/11/2026	6/25/2026	7/6/2026	7/16/2026	7/24/2026	7/30/2026
7/6/2026	7/7/2026	7/16/2026	7/30/2026	8/3/2026	8/13/2026	8/21/2026	8/27/2026
8/3/2026	8/4/2026	8/13/2026	8/27/2026	9/8/2026	9/17/2026	9/18/2026	9/24/2026
9/8/2026	9/8/2026	9/17/2026	9/24/2026	10/5/2026	10/15/2026	10/23/2026	10/29/2026
10/5/2026	10/6/2026	10/15/2026	10/29/2026	11/2/2026	11/12/2026	12/11/2026	12/17/2026
11/2/2026	11/3/2026	11/12/2026	11/19/2026	12/7/2026	12/17/2026	1/22/2027	1/28/2027
12/7/2026	12/8/2026	12/17/2026	12/17/2026	1/4/2027	1/14/2027	1/22/2027	1/28/2027
1/4/2027	1/5/2027	1/14/2027	1/28/2027	2/1/2027	2/11/2027	2/19/2027	2/25/2027
2/1/2027	2/2/2027	2/11/2027	2/25/2027	3/1/2027	3/11/2027	3/19/2027	3/25/2027
3/1/2027	3/2/2027	3/11/2027	3/25/2027	4/5/2027	4/15/2027	4/23/2027	4/29/2027

2026 Schedule of Uniform Submittal Dates

Plats Administratively Approved



Amending, Minor, Replats

Submittal Dates	Submittal Check Date	First Administrative Decision Date	Resubmittal Date	Final Administrative Decision Date
Must be received by 4:00 pm CDT (Monday unless City holiday)	All submissions must have all required items to enter review	Approved, Approved with Conditions, Denied (Thursday)	For projects that were Approved with Conditions (Monday unless City holiday)	Verify conditions have been met for Approved with Conditions projects
2/2/2026	2/3/2026	2/12/2026	2/16/2026	2/26/2026
3/2/2026	3/2/2026	3/12/2026	3/16/2026	3/26/2026
4/6/2026	4/7/2026	4/16/2026	4/20/2026	4/30/2026
5/4/2026	5/5/2026	5/14/2026	5/18/2026	5/28/2026
6/1/2026	6/2/2026	6/11/2026	6/15/2026	6/25/2026
7/6/2026	7/7/2026	7/16/2026	7/20/2026	7/30/2026
8/3/2026	8/4/2026	8/13/2026	8/17/2026	8/27/2026
9/8/2026	9/8/2026	9/17/2026	9/21/2026	10/1/2026
10/5/2026	10/6/2026	10/15/2026	10/19/2026	10/29/2026
11/2/2026	11/3/2026	11/12/2026	11/16/2026	12/3/2026
12/7/2026	12/8/2026	12/17/2026	12/21/2026	1/31/2027
1/4/2027	1/5/2027	1/14/2027	1/19/2027	1/28/2027
2/1/2027	2/2/2027	2/11/2027	2/15/2027	2/25/2027
3/1/2027	3/2/2027	3/11/2027	3/15/2027	3/25/2027



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider and act on the first reading of Ordinance No. 2026-03, authorizing the appointment of Carly Power as Associate Municipal Judge of the City of Bastrop Municipal Court for a 3-year term effective February 10, 2026; and move to include on the February 10, 2026, Consent Agenda for the second reading

AGENDA ITEM SUBMITTED BY:

Submitted by: Andres Rosales, Assistant City Manager

BACKGROUND/HISTORY:

The City of Bastrop has a Municipal Court of Record governed by Texas Government Code Chapter 30 and the City's local Charter Section 5.02. Chapter 7 of the City Code of Ordinances references the term, required qualifications, and process for appointment of the Municipal Judge and Associate Municipal Judge.

The Associate Municipal Judge position serves as a backup to the Presiding Judge and assists in alleviating the workload of Municipal Judge McClinton. The Municipal Court issued a Request for Qualifications (RFQ) for the position of Associate Municipal Judge. Carly Power submitted a response to the issued RFQ. Mrs. Power's qualifications meet the requirements of an Associate Judge. Judge McClinton and the Court Administrator have reviewed and recommended her for the position.

The appointment will be a 3-year term as per Section 5.02 of the Charter. If approved, the Council will authorize the City Manager to execute a contract for Associate Municipal Judge services between the City of Bastrop and Carly Power, as well as all other necessary documents related to this contract (Exhibit A). The agreement terms will be to serve a 3-year term, effective February 10, 2026.

FISCAL IMPACT:

This position is already budgeted for Fiscal Year 2026. There will be no additional impact on the FY 2026 budget.

RECOMMENDATION:

To appoint Carly Power to fill the Associate Municipal Judge position for a 3-year term, effective June 20, 2025.

ATTACHMENTS:

1. Ordinance No. 2026-03
2. Resume – Carly Power
3. Employment Agreement – Carly Power

ORDINANCE NO. 2026-03

APPOINTMENT OF ASSOCIATE MUNICIPAL JUDGE

AN ORDINANCE OF THE CITY OF BASTROP, TEXAS,
AUTHORIZING THE APPOINTMENT OF CARLY POWER
AS ASSOCIATE MUNICIPAL JUDGE OF THE CITY OF
BASTROP MUNICIPAL COURT FOR A 3-YEAR TERM
EFFECTIVE FEBRUARY 10, 2026; AUTHORIZING THE
EXECUTION OF ALL NECESSARY DOCUMENTS;
PROVIDING FOR SEVERABILITY; REPEALING
CONFLICTING ORDINANCES; AND PROVIDING AN
EFFECTIVE DATE

WHEREAS, the City of Bastrop, Texas (the “City”) is a home rule municipality located in Bastrop County, Texas acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Section §5.02 of the City of Bastrop Home Rule Charter states that the Judge of the Municipal Court “shall be nominated by the Mayor and appointed by the Council”; and

WHEREAS, Chapter 7 of the Bastrop City Code of Ordinances references a 3-year term, required qualifications and process for appointment of Municipal Judge and Associate Municipal Judge; and

WHEREAS, Section 7.01.003 of the Bastrop City Code of Ordinances states if a vacancy occurs in the office of municipal judge, the City Council shall adopt an ordinance appointing a qualified person to fill the office for the remainder of the unexpired term; and

WHEREAS, in accordance with Section 7.01.003 of the Bastrop City Code, the City Council has determined that it is in the best interest of the City of Bastrop and to ensure orderly operation of the City of Bastrop Municipal Court to appoint Carly Power to a 3-year term, effective February 10, 2026; and

WHEREAS, the City finds that this Ordinance was passed and approved at a meeting of the City Council of the City of Bastrop held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

- Section 2.** The City Council hereby appoints, under the authority of §5.02 of the City of Bastrop Home Rule Charter and Chapter 7 of the Bastrop Code of Ordinances, Carly Power, as Associate Municipal Judge, to a 3-year term, effective February 10, 2026; and
- Section 3.** The City Council of Bastrop authorizes the City Manager to execute a contract for Associate Municipal Judge services between the City of Bastrop and Carly Power, as well as all other necessary documents related to this contract (attached and incorporated herein as Exhibit A); and
- Section 4.** **Severability.** If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.
- Section 5.** **Repeal.** This Ordinance shall be and is hereby cumulative of all other ordinances of the City of Bastrop, Texas, and this Ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinances, are hereby repealed.
- Section 6.** **Effective Date.** This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Bastrop and the laws of the State of Texas.

READ & ACKNOWLEDGED on First Reading by the City Council of the City of Bastrop, on this, the 27th day of January 2026.

PASSED & APPROVED on Second Reading by the City Council of the City of Bastrop, on this, the 10th day of February 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney

STATE OF TEXAS §
COUNTY OF BASTROP §

**AGREEMENT BETWEEN THE CITY OF BASTROP
AND
CARLY POWER**

This agreement is effective the 10th day of February 2026, between the City of Bastrop, acting through its duly elected City Council of the City of Bastrop and Carly Power as follows.

WITNESSETH:

WHEREAS, pursuant to the authority granted to the City Council through **The City Charter** and the laws of the State of Texas, the City Council of the City of Bastrop has appointed Carly Power, as Associate Municipal Court Judge (Associate Judge); and

WHEREAS, the parties desire to enter into a written agreement setting forth all terms, conditions, and obligations of the parties;

NOW, THEREFORE, in consideration of the mutual covenants and promises, the parties agree as follows:

1. TERM

1.1 The term of this Agreement shall be a three-year term, unless sooner terminated as provided by the terms of this Agreement.

2. SCOPE OF AGREEMENT

2.1 The purpose of this Agreement is to engage Carly Power, for the express purpose of serving the City of Bastrop, Texas, as the City's Associate Municipal Court Judge.

2.2 Associate Judge Power shall perform all duties of the Associate Municipal Court Judge of the City of Bastrop, Texas, as set forth in the current or revised **Charter of the City of Bastrop** as required by **The Code of the City of Bastrop, as amended**, by applicable State law, as it now exists or may be amended in the future, and the **Texas Code of Judicial Conduct**.

2.3 These duties include but are not limited to:

- Preside over Municipal Court for all criminal Class C Misdemeanors, criminal jury and nonjury trials, pre-trial conferences, juvenile warnings, and other cases appropriately tried in Municipal Court.
- Preside over civil truant conduct hearings/trials.
- Maintain a central docket of all cases filed in the City of Bastrop.
- Establish and maintain Court Security panel.
- Review and/or deny requests for continuances.
- Determine innocence or culpability (when hearing cases without a jury) and levy fines commensurate with the violation in such manner to preserve equity and uniformity in the application of existing laws and ordinances.
- Supervise the administration of juror notification and direct jurors in trial cases on their role in the interpretation and application of law.
- Be available on a 24/7 basis to review and/or sign complaints, summons, subpoenas, affidavits for search and arrest warrants, appeal bonds, etc.
- Support court activities with Municipal Court Clerk and City Prosecutor and other city departments.
- Review legislation and current case law affecting offenses and the criminal justice system and implement procedures to ensure compliance. Perform legal research as needed and determine fine amounts.
- Conduct hearings (including property, emergency protective order, code enforcement, dangerous dog, etc.).
- Daily jail magistrations – rights warnings, set bonds
- Juvenile hearings.
- Indigent hearings.
- Approve/Deny Personal Recognizance (PR) Bond requests.
- Issue warrants (search, arrest, mental health), summons, magistrate warnings, etc.

2.4 The City of Bastrop's regular Municipal Court shall be held at Bastrop Municipal Court located at 104 Grady Tuck Lane, Bastrop, Texas 78602. However, the City of Bastrop reserves the right to designate days of the week, hours, and alternate locations where the Municipal Court may be held in the event that facility should not be available.

2.5 The City Council shall have the power to create and establish additional Municipal Courts, with the same or separate jurisdictions, and to appoint an additional Magistrate for each Court so established.

2.6 Associate Judge Power agrees to provide prompt, courteous, efficient, and professional services in the performance of his duties.

2.7 Associate Judge Power shall deal with the administrative services of Municipal Court solely through the Presiding Judge, Municipal Court Clerk or the City Manager.

2.8 Associate Judge Power shall meet with the Presiding Judge, City Attorney, City Manager, Director of Development Services, City Prosecutor, and the Chief of Police, or such officials' respective designees, on request, to discuss procedures within the Municipal Court.

3. SALARY AND BENEFITS

3.1 Associate Judge Power shall be deemed an independent contractor of the City.

3.2 The City agrees to pay Associate Judge Power the following flat rates: one hundred and fifty dollars (\$150) per event (i.e., jail magistrate trips), four hundred dollars (\$400) for each half day Associate Judge Power conducts court, and fifty dollars (\$50) per overnight warrant Associate Judge Power processes on behalf of the City. The City agrees to pay Associate Judge Power within 15 business days of receiving an invoice for services received.

3.3 Associate Judge Power shall pay all applicable local, state, federal taxes, including income tax, withholding tax, social security tax, and pension contributions, if any.

3.4. The City agrees to pay Associate Judge Power a daily rate of \$400 and his travel and expenses to attend the Texas Municipal Courts Education Center ("TMCEC") judges training, up to a maximum of three (3) days annually. Associate Judge Power is required to attend the TMCEC judges training each year during the term of this contract.

4. TERMINATION

4.1 Associate Judge Power may terminate this Agreement at any time, with or without notice.

4.2 The City may terminate Associate Judge Power at any time without cause, and without notice, as allowed by law.

4.3 Associate Judge Power shall waive all claims for compensation if not claimed within thirty (30) days from the date of the termination of this Agreement.

5. GENERAL PROVISIONS

- 5.1 If any provision of this Agreement shall, for any reason, be held to violate of any applicable law, the invalidity of such a specific provision of this Agreement shall not be deemed to invalidate any other provisions of this Agreement, which shall remain in full force and effect unless removal of the invalid provisions destroy the legitimate purposes of this Agreement, in which event the parties shall deem this Agreement canceled.
- 5.2 The paragraph headings used in this Agreement are descriptive only and shall have no legal force or effect.
- 5.3 This Agreement represents the entire agreement by and between the parties, except as otherwise provided in this Agreement, and it may not be changed except by written amendment duly executed by all parties.
- 5.4 This Agreement shall be subject to and governed by the laws of the State of Texas. Any and all obligations or payments are due and payable in the City of Bastrop, Bastrop County, Texas.

IN WITNESS WHEREOF, the City Council of the City of Bastrop, by and through the Mayor, has caused this Agreement to be executed and that upon execution thereof, it shall be deemed the act and deed of the City of Bastrop.

CITY OF BASTROP, TEXAS

BY: _____
Sylvia Carrillo, City Manager

BY: _____
Carly Power, Associate Municipal Court Judge

ATTEST: _____
Michael Muscarello, City Secretary



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider action to approve:

- A. **Resolution No. R-2026-06** of the City Council of the City of Bastrop, Texas adopting various policies and procedures in connection with the City of Bastrop, Texas' participation in federally funded Community Development Block Grant (CDBG) projects and adherence to the regulations herein attached as Exhibit A; and
- B. **Resolution No. R-2026-07** of the City Council of the City of Bastrop, Texas designating authorized signatories for contractual documents, environmental documents, and documents for requesting funds pertaining to the Community Development Block Grant - Mitigation Program (CDBG-MIT MOD), herein attached as Exhibit A.
- C. **Resolution No. R-2026-13** of the City Council of the City of Bastrop, Texas authorizing the City Manager to reallocate CO Series 2023 Bond funds in the amount of Eight Hundred Thousand Dollars and Zero Cents (\$800,000.00) from Blakey Lane Extension to Riverbank Stabilization Improvements, herein attached as Exhibit A.

AGENDA ITEM SUBMITTED BY:

Submitted by: Laura Allen, Assistant Finance Director

BACKGROUND/HISTORY:

Grant-Related Items (Resolution Nos. R-2026-06 and R-2026-07):

CDBG-MIT (Mitigation) funds are specifically allocated to reduce the long-term risk of future disasters, such as floods, hurricanes, and other natural events. These funds are used to implement structural and non-structural projects, programs, and partnerships throughout the state, aiming to lessen the impact of future disasters and increase resilience.

The City was able to identify the stabilization of the Colorado Riverbank at Fisherman's Park as a project that would meet the grant requirements for awarding the funds and would offer a much-needed community-wide benefit.

The stabilization of a portion of the east bank of the Colorado River between Fisherman's Park and SH 71 will prevent further erosion. Proposed improvements include adding additional rock vanes to encourage sediment deposition and natural bank stabilization, rock riprap slope and toe protection, structural stabilization near the Loop 150 / Chestnut Street bridge, and riparian plantings to restore natural bank protection with roots and vegetation.

On December 16, 2025, the City received executed Contract No. 24-065-198-F480 from the General Land Office (GLO) awarding \$2,358,000.00 in funding for construction of the Colorado Riverbank Stabilization project. Since the execution of the GLO contract, City staff has received several required start-up documents from the GLO for the City's completion and execution before the project begins:

- A. Resolution No. R-2026-06 is required by the GLO and establishes the City's adoption of required Civil Rights Act and Fair Housing Act policies and procedures, including the proclamation of April as Fair Housing Month in accordance with Title VIII of the Civil Rights Act of 1968, as amended; and
- B. Resolution No. R-2026-07 is required by the GLO and designates the Mayor and City Manager as signatories for both contractual documents and environmental review documents related to the CDBG-MIT MOD program. The resolution also designates the Mayor, City Manager, Assistant Finance Director, and Finance Director as signatories for financial documents related to the CDBG-MIT MOD program.

Resolution Nos. R-2026-06 and R-2026-07, along with their executed policies, procedures, and forms, are due to the GLO by February 16, 2026.

Budget Items (Resolution No. R-2026-13):

On February 25, 2025, City Council approved the reallocation of \$3M from the Riverbank Stabilization project (as well as \$3M from the Gills Branch Drainage project) to the Blakey Lane project within bond series 2023 due to inactivity with the Riverbank Stabilization and Gills Branch projects. Blakey Lane currently has \$5,872,001.75 in remaining funds from CO Series 2023.

Since the reallocation of funding from Riverbank Stabilization to Blakey Lane, the City has applied for Community Development Block Grant (CDBG) Mitigation (MIT) funds in the amount of \$2.3M for the Riverbank Stabilization project, with the City's contribution being \$800,000.00 (\$686,900 for design costs and an estimated \$113,100 for project management costs). Because the project is again active, and because Council approved Resolution No. R-2025-144 on August 12th to commit \$686,900 of City funds to the Riverbank Stabilization project, staff is now requesting to reallocate \$686,900.00 plus the estimated \$113,100 for project management from the Blakey Lane project back to the Riverbank Stabilization project.

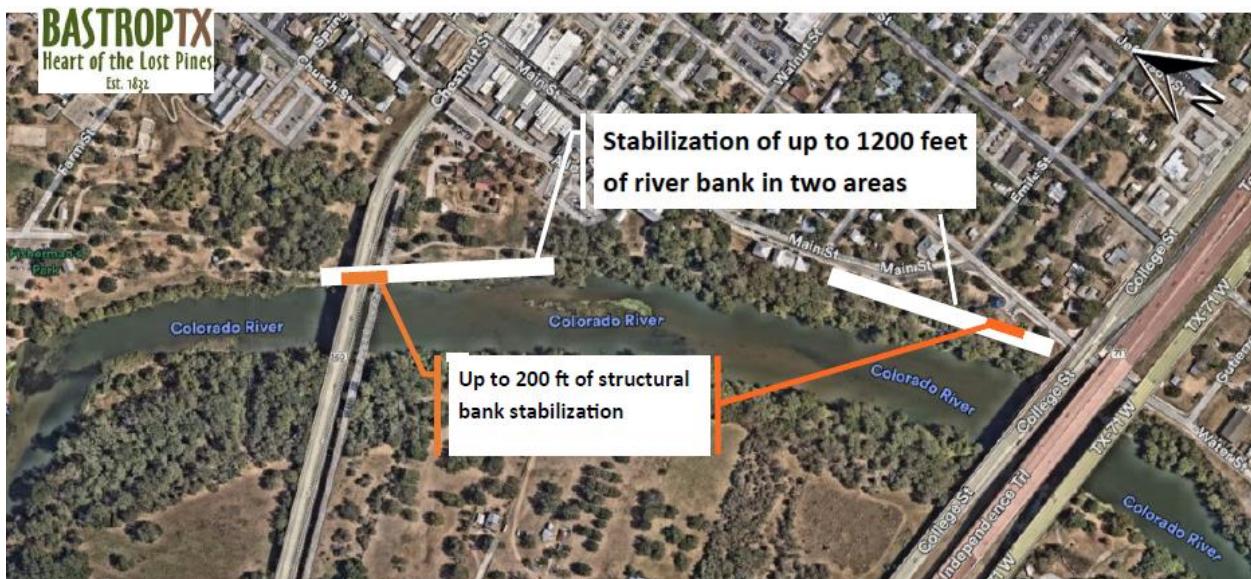
Staff previously requested this reallocation of funding back to the Riverbank Stabilization project at the September 23, 2025 City Council meeting. Council requested that staff do some additional research on the project scope to determine how to receive the most benefit for the City's portion of the cost. The original project limits included one continuous section of riverbank that would be stabilized starting near the Old Iron Bridge to the east. Erosion at Ferry Park was identified, but stabilization of this section was not included in the original scope as the City was limited by the grant application to 1200 linear feet (LF).

At Council's direction, staff coordinated with Halff Associates and the grant administrator to reconfigure the project scope while staying within the project budget. It was determined that rather than stabilizing 1200 continuous LF of the Colorado Riverbank near the Old Iron Bridge, the City could break up the linear footage into two sections of riverbank – approximately 600 LF near the Old Iron Bridge and another 600 LF further east near Ferry Park. This would effectively stabilize two portions of the Colorado Riverbank near the bridge, Fisherman's Park, and Ferry Park. While the cost to the City hasn't changed, staff believes the reconfiguration of the project limits will create the most cost-effective benefit to the city and its residents.

Original project limits:



Revised project limits:



FISCAL IMPACT:

\$800,000.00 from CO Series 2023.

RECOMMENDATION:

Laura Allen, Assistant Finance Director, recommends approval of the following:

- A. **Resolution No. R-2026-06** of the City Council of the City of Bastrop, Texas adopting various policies and procedures in connection with the City of Bastrop, Texas' participation in federally funded Community Development Block Grant (CDBG) projects and adherence to the regulations herein attached as Exhibit A; and
- B. **Resolution No. R-2026-07** of the City Council of the City of Bastrop, Texas designating authorized signatories for contractual documents, environmental documents, and documents for requesting funds pertaining to the Community Development Block Grant - Mitigation Program (CDBG-MIT MOD), herein attached as Exhibit A.
- C. **Resolution No. R-2026-13** of the City Council of the City of Bastrop, Texas authorizing the City Manager to reallocate CO Series 2023 Bond funds in the amount of Eight Hundred Thousand Dollars and Zero Cents (\$800,000.00) from Blakey Lane Extension to Riverbank Stabilization Improvements, herein attached as Exhibit A.

ATTACHMENTS:

1. Resolution No. R-2026-06
2. Exhibit A to Resolution No. R-2026-06
3. Resolution No. R-2026-07
4. Exhibit A to Resolution No. R-2026-07
5. Resolution No. R-2026-13
6. Exhibit A to Resolution No. R-2026-13

RESOLUTION NO. R-2026-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, ADOPTING VARIOUS POLICIES AND PROCEDURES IN CONNECTION WITH CITY OF BASTROP, TEXAS' PARTICIPATION IN FEDERALLY FUNDED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECTS AND ADHERENCE TO THE REGULATIONS HEREIN ATTACHED AS EXHIBIT A; AUTHORIZING EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas, (hereinafter referred to as "the City") has been awarded CDBG funding through a CDBG grant from the Texas General Land Office (hereinafter referred to as "GLO");

WHEREAS, the City, in accordance with Section 109 of the Title I of the Housing and Community Development Act. (24 CFR 6); the Age Discrimination Act of 1975 (42 U.S.C. 6101-6107); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and for construction contracts greater than \$10,000, must take actions to ensure that no person or group is denied benefits such as employment, training, housing, and contracts generated by the CDBG activity, on the basis of race, color, religion, sex, national origin, age, or disability;

WHEREAS, the City, in consideration for the receipt and acceptance of federal funding, agrees to comply with all federal rules and regulations including those rules and regulations governing citizen participation and civil rights protections;

WHEREAS, the City, in accordance with Section 3 of the Housing and Urban Development Act of 1968, as amended, and 24 CFR Part 75, is required, to the greatest extent feasible, to provide training and employment opportunities to lower income residents and contract opportunities to businesses in the CDBG project area;

WHEREAS, the City, in accordance with Section 104(1) of the Housing and Community Development Act, as amended, and State's certification requirements at 24 CFR 91.325(b)(6), must adopt an excessive force policy that prohibits the use of excessive force against non-violent civil rights demonstrations;

WHEREAS, the City, in accordance with Executive Order 13166, must take reasonable steps to ensure meaningful access to services in federally assisted programs and activities by persons with limited English

proficiency (LEP) and must have an LEP plan in place specific to the locality and beneficiaries for each CDBG project;

WHEREAS, the City, in accordance with Section 504 of the Rehabilitation Act of 1973, does not discriminate on the basis of disability and agrees to ensure that qualified individuals with disabilities have access to programs and activities that receive federal funds; and

WHEREAS, the City, in accordance with Section 808(e)(5) of the Fair Housing Act (42 USC 3608(e)(5)) that requires HUD programs and activities be administered in a manner affirmatively to further the policies of the Fair Housing Act, agrees to conduct at least one activity during the contract period of the CDBG contract, to affirmatively further fair housing;

WHEREAS, the City, agrees to maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts.

WHEREAS, the City Council finds that it is necessary and proper to enact this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council adopts the following:

1. Citizen Participation Plan and Grievance Procedures;
2. Excessive Force Policy;
3. Fair Housing Policy;
4. Section 504 Policy and Grievance Procedures;
5. Code of Conduct Policy

Section 3. The City affirms its commitment to conduct a project-specific analysis and take all appropriate action necessary to comply with program requirements for the following:

6. Section 3 economic opportunity;
7. Limited English Proficiency; and
8. Activity to affirmatively Further Fair Housing choice.

Section 4. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be

construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

Section 5. This Resolution shall be in full force and effect from and after its passage.

Section 6. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, Texas, on this, the 27th day of January 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:



City Attorney

Denton Navarro Rocha Bernal & Zech, P.C.

CITIZEN PARTICIPATION PLAN
TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

COMPLAINT PROCEDURES

These complaint procedures comply with the requirements of the Texas General Land Office's Community Development Block Grant (CDBG) Program and Local Government Requirements found in 24 CFR §570.486 (Code of Federal Regulations). Citizens can obtain a copy of these procedures at the City of Bastrop, 1311 Chestnut St., Bastrop, TX 78602, 512-332-8800, during regular business hours.

Below are the formal complaint and grievance procedures regarding the services provided under the CDBG project.

1. A person who has a complaint or grievance about any services or activities with respect to the CDBG project, whether it is a proposed, ongoing, or completed CDBG should contact City of Bastrop, at 1311 Chestnut St., Bastrop, TX 78602 or may call, 512-332-8800.
2. A copy of the complaint or grievance shall be transmitted by the City Manager to the entity that is the subject of the complaint or grievance and to the City Attorney within five (5) working days after the date of the complaint or grievance was received.
3. The City shall complete an investigation of the complaint or grievance, if practicable, and provide a timely written answer to the person who made the complaint or grievance within ten (10) days.
4. If the investigation cannot be completed within ten (10) working days per 3 above, the person who made the grievance or complaint shall be notified, in writing, within fifteen (15) days where practicable after receipt of the original complaint or grievance and shall detail when the investigation should be completed.
5. If necessary, the grievance and a written copy of the subsequent investigation shall be forwarded to the CDBG for their further review and comment.
6. If appropriate, provide copies of grievance procedures and responses to grievances in both English and Spanish, or other appropriate language.

TECHNICAL ASSISTANCE

When requested, the City shall provide technical assistance to groups that are representative of persons of low- and moderate-income in developing proposals for the use of CDBG funds. The City, based upon the specific needs of the community's residents at the time of the request, shall determine the level and type of assistance.

PUBLIC HEARING PROVISIONS

For each public hearing scheduled and conducted by the City, the following public hearing provisions shall be observed:

EXHIBIT A (RESOLUTION NO. R-2026-06)

Item 8C.

1. Public notice of all hearings must be published at least seventy-two (72) hours prior to the scheduled hearing. The public notice must be published in a local newspaper. Each public notice must include the date, time, location, and topics to be considered at the public hearing. A published newspaper article can also be used to meet this requirement so long as it meets all content and timing requirements. Notices should also be prominently posted in public buildings and distributed to local Public Housing Authorities and other interested community groups.
2. When a significant number of non-English speaking residents are a part of the potential service area of the CDBG project, vital documents such as notices should be published in the predominant language of these non-English speaking citizens.
3. Each public hearing shall be held at a time and location convenient to potential or actual beneficiaries and will include accommodation for persons with disabilities. Persons with disabilities must be able to attend the hearings and the City must make arrangements for individuals who require auxiliary aids or services if contacted at least two days prior to the hearing.
4. A public hearing held prior to the submission of a CDBG application must be held after 5:00 PM on a weekday or at a convenient time on a Saturday or Sunday.
5. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter should be present to accommodate the needs of the non-English speaking residents.

The City shall comply with the following citizen participation requirements for the preparation and submission of an application for a CDBG project:

1. At a minimum, the City shall hold at least one (1) public hearing prior to submitting the application to the Texas General Land Office.
2. The City shall retain documentation of the hearing notice(s), a listing of persons attending the hearing(s), minutes of the hearing(s), and any other records concerning the proposed use of funds for three (3) years from closeout of the grant to the state. Such records shall be made available to the public in accordance with Chapter 552, Texas Government Code.
3. The public hearing shall include a discussion with citizens as outlined in the applicable CDBG application manual to include, but is not limited to, the development of housing and community development needs, the amount of funding available, all eligible activities under the CDBG program, and the use of past CDBG contract funds, if applicable. Citizens, with particular emphasis on persons of low- and moderate-income who are residents of slum and blight areas, shall be encouraged to submit their views and proposals regarding community development and housing needs. Citizens shall be made aware of the location where they may submit their views and proposals should they be unable to attend the public hearing.
4. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, an interpreter should be present to accommodate the needs of the non-English speaking residents.

The City must comply with the following citizen participation requirements in the event that the City receives funds from the CDBG program:

EXHIBIT A (RESOLUTION NO. R-2026-06)

Item 8C.

1. The City shall also hold a public hearing concerning any substantial change, as determined by CDBG, proposed to be made in the use of CDBG funds from one eligible activity to another again using the preceding notice requirements.
2. Upon completion of the CDBG project, the City shall hold a public hearing and review its program performance including the actual use of the CDBG funds.
3. When a significant number of non-English speaking residents can be reasonably expected to participate in a public hearing, for either a public hearing concerning substantial change to the CDBG project or for the closeout of the CDBG project, publish notice in both English and Spanish, or other appropriate language and provide an interpreter at the hearing to accommodate the needs of the non-English speaking residents.
4. The City shall retain documentation of the CDBG project, including hearing notice(s), a listing of persons attending the hearing(s), minutes of the hearing(s), and any other records concerning the actual use of funds for a period of three (3) years from closeout of the grant to the state. Such records shall be made available to the public in accordance with Chapter 552, Texas Government Code.

Ishmael Harris, Mayor

Date

EXHIBIT A (RESOLUTION NO. R-2026-06)

Item 8C.

EXCESSIVE FORCE POLICY

In accordance with 24 CFR 91.325(b)(6), the City of Bastrop hereby adopts and will enforce the following policy with respect to the use of excessive force:

1. It is the policy of the City of Bastrop to prohibit the use of excessive force by the law enforcement agencies within its jurisdiction against any individual engaged in non-violent civil rights demonstrations;
2. It is also the policy of the City of Bastrop to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.
3. The City of Bastrop will introduce and pass a resolution adopting this policy.

As officers and representatives of the City of Bastrop, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

Ishmael Harris, Mayor

Date

EXHIBIT A (RESOLUTION NO. R-2026-06)

Item 8C.

FAIR HOUSING POLICY

In accordance with the Fair Housing Act, the City of Bastrop hereby adopts the following policy with respect to the Affirmatively Furthering Fair Housing:

1. The City of Bastrop agrees to affirmatively further fair housing choice for all seven protected classes (race, color, religion, sex, disability, familial status, and national origin).
2. The City of Bastrop agrees to plan at least one activity during the contract term to affirmatively further fair housing.
3. The City of Bastrop will introduce and pass a resolution adopting this policy.

As officers and representatives of the City of Bastrop, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

Ishmael Harris, Mayor

Date

EXHIBIT A (RESOLUTION NO. R-2026-06)

Item 8C.

SECTION 504 POLICY AGAINST DISCRIMINATION BASED ON HANDICAP AND GRIEVANCE PROCEDURES

In accordance with 24 CFR Section 8, Nondiscrimination based on Handicap in federally assisted programs and activities of the Department of Housing and Urban Development, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Section 109 of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309), the City of Bastrop hereby adopts the following policy and grievance procedures:

1. **Discrimination prohibited.** No otherwise qualified individual with handicaps in the United States shall, solely by reason of his or her handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance from the Department of Housing and Urban Development (HUD).
2. The City of Bastrop does not discriminate on the basis of handicap in admission or access to, or treatment or employment in, its federally assisted programs and activities.
3. The City of Bastrop recruitment materials or publications shall include a statement of this policy in 1. above.
4. The City shall take continuing steps to notify participants, beneficiaries, applicants and employees, including those with impaired vision or hearing, and unions or professional organizations holding collective bargaining or professional agreements with the recipients that it does not discriminate on the basis of handicap in violation of 24 CFR Part 8.
5. For hearing and visually impaired individuals eligible to be served or likely to be affected by the CDBG program, the City of Bastrop shall ensure that they are provided with the information necessary to understand and participate in the CDBG program.
6. **Grievances and Complaints**
 - A. Any person who believes she or he has been subjected to discrimination on the basis of disability may file a grievance under this procedure. It is against the law for the City of Bastrop to retaliate against anyone who files a grievance or cooperates in the investigation of a grievance.
 - B. Complaints should be addressed to: Sylvia Carrillo-Trevino, 1311 Chestnut St., Bastrop, TX 78602, 512-332-8800, who has been designated to coordinate Section 504 compliance efforts.
 - C. A complaint should be filed in writing or verbally, contain the name and address of the person filing it, and briefly describe the alleged violation of the regulations.

EXHIBIT A (RESOLUTION NO. R-2026-06)

Item 8C.

- D. A complaint should be filed within thirty (30) working days after the complainant becomes aware of the alleged violation.
- E. An investigation, as may be appropriate, shall follow a filing of a complaint. The investigation will be conducted by the City Manager. Informal but thorough investigations will afford all interested persons and their representatives, if any, an opportunity to submit evidence relevant to a complaint.
- F. A written determination as to the validity of the complaint and description of resolution, if any, shall be issued by the City Secretary, and a copy forwarded to the complainant with fifteen (15) working days after the filing of the complaint where practicable.
- G. The Section 504 coordinator shall maintain the files and records of the City relating to the complaints files.
- H. The complainant can request a reconsideration of the case in instances where he or she is dissatisfied with the determination/resolution as described in f. above. The request for reconsideration should be made to the City within ten working days after the receipt of the written determination/resolution.
- I. The right of a person to a prompt and equitable resolution of the complaint filed hereunder shall not be impaired by the person's pursuit of other remedies such as the filing of a Section 504 complaint with the U.S. Department of Housing and Urban Development. Utilization of this grievance procedure is not a prerequisite to the pursuit of other remedies.
- J. These procedures shall be construed to protect the substantive rights of interested persons, to meet appropriate due process standards and assure that the City complies with Section 504 and HUD regulations.

Ishmael Harris, Mayor

Date

CODE OF CONDUCT
CONFLICT OF INTEREST POLICY PERTAINING TO PROCUREMENT
PROCEDURES

As a Grant Recipient of a CDBG contract, the City of Bastrop shall avoid, neutralize or mitigate actual or potential conflicts of interest so as to prevent an unfair competitive advantage or the existence of conflicting roles that might impair the performance of the CDBG contract or impact the integrity of the procurement process.

For procurement of goods and services, no employee, officer, or agent of the City shall participate in the selection, award, or administration of a contract supported by CDBG funds if he or she has a real or apparent conflict of interest. Such a conflict could arise if the employee, officer or agent; any member of his/her immediate family; his/her partner; or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

No officer, employee, or agent of the City shall solicit or accept gratuities, favors or anything of monetary value from contractors or firms, potential contractors or firms, or parties to sub-agreements, except where the financial interest is not substantial or the gift is an unsolicited item of nominal intrinsic value.

Contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements.

For all other cases, no employee, agent, consultant, officer, or elected or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or subrecipients which are receiving CDBG funds, that has any grant-related function/responsibility, or is in a position to participate in a decision-making process or gain inside information, may obtain a financial interest or benefit from the federal or state grant activity.

The conflict of interest restrictions and procurement requirements identified herein shall apply to a benefitting business, utility provider, or other third party entity that me or all work under a CDBG contract in order to meet any National Program Objectives.

Any person or entity including any benefitting business, utility provider, or other third party entity that is receiving assistance, directly or indirectly, under a CDBG contract or award, or that is required to complete some or all work under the CDBG contract in order to meet a National Program Objective, that might potentially receive benefits from CDBG awards may not participate in the selection, award, or administration of a contract supported by CDBG funding.

Any alleged violations of these standards of conduct shall be referred to the City Attorney. Where violations appear to have occurred, the offending employee, officer or agent shall be subject to disciplinary action, including but not limited to dismissal or transfer; where violations or

EXHIBIT A (RESOLUTION NO. R-2026-06)

Item 8C.

infractions appear to be substantial in nature, the matter may be referred to the appropriate officials for criminal investigation and possible prosecution.

Ishmael Harris, Mayor

Date

EXHIBIT A (RESOLUTION NO. R-2026-06)

Item 8C.

SECTION 3 POLICY

In accordance with 12 U.S.C. 1701u the City of Bastrop agrees to implement the following steps, which, to *the greatest extent feasible*, will provide job training, employment and contracting opportunities for Section 3 residents and Section 3 businesses of the areas in which the program/project is being carried out.

- A. Introduce and pass a resolution adopting this plan as a policy to strive to attain goals for compliance to Section 3 regulations by increasing opportunities for employment and contracting for Section 3 residents and businesses.
- B. Assign duties related to implementation of this plan to the designated Civil Rights Officer.
- C. Notify Section 3 residents and business concerns of potential new employment and contracting opportunities as they are triggered by CDBG-DR grant awards through the use of: Public Hearings and related advertisements; public notices; bidding advertisements and bid documents; notification to local business organizations such as the Chamber(s) of Commerce or the Urban League; local advertising media including public signage; project area committees and citizen advisory boards; local HUD offices; regional planning agencies; and all other appropriate referral sources. Include Section 3 clauses in all covered solicitations and contracts.
- D. Maintain a list of those businesses that have identified themselves as Section 3 businesses for utilization in CDBG-DR funded procurements, notify those businesses of pending contractual opportunities, and make this list available for general Grant Recipient procurement needs.
- E. Maintain a list of those persons who have identified themselves as Section 3 residents and contact those persons when hiring/training opportunities are available through either the Grant Recipient or contractors.
- F. Require that all Prime contractors and subcontractors with contracts over \$100,000 commit to this plan as part of their contract work. Monitor the contractors' performance with respect to meeting Section 3 requirements and require that they submit reports as may be required by HUD to the Grant Recipient.
- G. Submit reports as required by HUD regarding contracting with Section 3 businesses and/or employment as they occur; and submit reports within 20 days of the federal fiscal year end (by October 20) which identify and quantify Section 3 businesses and employees.
- H. Maintain records, including copies of correspondence, memoranda, etc., which document all actions taken to comply with Section 3 regulations.

EXHIBIT A (RESOLUTION NO. R-2026-06)

Item 8C.

As officers and representatives of the City of Bastrop, we the undersigned have read and fully agree to this plan, and become a party to the full implementation of this program.

Ishmael Harris, Mayor

Date

EXHIBIT A (RESOLUTION NO. R-2026-06)

FAIR HOUSING MONTH PROCLAMATION **PROCLAMATION OF APRIL AS FAIR HOUSING MONTH**

WHEREAS Title VIII of the Civil Rights Act of 1968, as amended, prohibits discrimination in housing and declares it a national policy to provide, within constitutional limits, for fair housing in the United States; and

WHEREAS The principle of Fair Housing is not only national law and national policy, but a fundamental human concept and entitlement for all Americans; and

WHEREAS The National Fair Housing Law, during the month of April provides an opportunity for all Americans to recognize that complete success in the goal of equal housing opportunity can only be accomplished with the help and cooperation of all Americans.

NOW, THEREFORE, WE, the City Council of the City of Bastrop, Texas, do proclaim April as Fair Housing Month and do hereby urge all the citizens of this municipality to become aware of and support the Fair Housing Law.

IN WITNESS WHEREOF we have affixed our signatures and seal on this 27th day of January, 2026.

Witness: _____
Ishmael Harris, Mayor

Witness: _____
Michael Muscarello, City Secretary



RESOLUTION NO. R-2026-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS, ENVIRONMENTAL DOCUMENTS, AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION PROGRAM (CDBG-MIT MOD), HEREIN ATTACHED AS EXHIBIT A; AUTHORIZING EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas (“City”) is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City of Bastrop, Texas has received a Community Development Block Grant – Mitigation Program (CDBG-MIT MOD) award to provide infrastructure improvements, and;

WHEREAS, it is necessary to appoint persons to execute contractual documents and documents for requesting funds and;

WHEREAS, an original signed copy of the CDBG-MIT MOD *Depository/Authorized Signatories Designation Form* is to be submitted with a copy of this Resolution; and

WHEREAS, the City of Bastrop, Texas acknowledges that in the event that an authorized signatory of the City changes (elections, illness, resignations, etc.) the City must provide the following:

- a resolution stating who the new authorized signatory is (not required if this original resolution names only the title and not the name of the signatory); and
- a revised *Depository/Authorized Signatories Designation Form*.

WHEREAS, the City Council finds that it is necessary and proper to enact this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of

Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The Mayor and City Manager are authorized to execute contractual documents associated with the Community Development Block Grant – MIT MOD Program.

Section 3. The Mayor and City Manager are authorized to execute environmental review documents and to certify to environmental clearance matters associated with the CDBG-MIT MOD projects; and

Section 4. The Mayor, City Manager, Assistant Finance Director, and Finance Director will be authorized to execute the *State of Texas Purchase Voucher* and *Request for Payment Form* documents required for requesting funds approved in the Community Development Block Grant – MIT MOD Program.

Section 5. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

Section 6. This Resolution shall be in full force and effect from and after its passage.

Section 7. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, Texas, on this, the 27th day of January 2026.

APPROVED:

by _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:



City Attorney

Denton Navarro Rocha Bernal & Zech, P.C.



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Depository/Authorized Signatories Designation Form

Subrecipient:	City of Bastrop	Contract Number:	24-065-198-F480
---------------	-----------------	------------------	-----------------

The individuals below are designated by resolution as authorized signatories for contractual documents. At least two signatories required.

Ishmael Harris	Sylvia Carrillo-Trevino
----------------	-------------------------

Name Name

Mayor	City Manager
-------	--------------

Title Title

Subrecipient:	City of Bastrop	Contract Number:	24-065-198-F480
---------------	-----------------	------------------	-----------------

The individuals below are designated by resolution as authorized signatories for Environmental documents. At least two signatories required.

Ishmael Harris	Sylvia Carrillo-Trevino
----------------	-------------------------

Name Name

Mayor	City Manager
-------	--------------

Title Title

--	--

Signature Signature

The financial lending institution listed here will serve as the depository for the Texas General Land Office-Disaster Recovery Program Community Development Block Grant (CDBG) funds:

First National Bank of Bastrop

Name of Lending Institution

P.O. Drawer F

Address

Bastrop, Texas 78602

City, State, Zip Code

Fund Account Number:	
----------------------	--

The individuals below are designated by resolution as authorized signatories for financial documents. At least two signatories required.

Ishmael Harris	Sylvia Carrillo-Trevino
----------------	-------------------------

Name Name

Mayor	City Manager
-------	--------------

Title Title

--	--

Signature Signature

--	--



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Depository/Authorized Signatories Designation Form

Laura Allen	Judy Sandroussi
Name	Name
Assistant Finance Director	Finance Director

Title

Title

Signature

Signature

NOTE: A copy of a Resolution passed by the city council or county commissioner's court authorizing the signatories must be submitted along with this form.

Disclaimer: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.

RESOLUTION NO. R-2026-13

A RESOLUTION OF THE CITY OF BASTROP, TEXAS, AUTHORIZING THE CITY MANAGER TO REALLOCATE CO SERIES 2023 BOND FUNDS IN THE AMOUNT OF EIGHT HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$800,000.00) FROM BLAKEY LANE EXTENSION TO RIVERBANK STABILIZATION IMPROVEMENTS, AS ATTACHED IN EXHIBIT A; AUTHORIZING EXECUTION OF ALL NECESSARY DOCUMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop, Texas ("City") is a Home-Rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council understands the need to stabilize a portion of the east bank of the Colorado River between Fisherman's Park and SH 71 to prevent further erosion; and

WHEREAS, Council understands the reallocation of funds may result in the Blakey Lane project requiring additional funding; and

WHEREAS, the reallocation of funds will only serve as the City's match for the CDBG-MIT grant for the Riverbank Stabilization project; and

WHEREAS, the City Council finds that it is necessary and proper to enact this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council authorizes the reallocation of CO Series 2023 funds in the amount of \$800,000.00 to the Riverbank Stabilization project from the Blakey Lane Extension project, as attached in Exhibit A.

Section 3. Should any portion or part of this Resolution be held for any reason invalid or unenforceable by a court of competent jurisdiction, the same shall not be construed to affect any other valid portion hereof, but all valid portions hereof shall remain in full force and effect.

Section 4. This Resolution shall be in full force and effect from and after its passage.

Section 5. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code, as amended.

DULY RESOLVED & ADOPTED by the City Council of the City of Bastrop, Texas, on this, the 27th day of January 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:



City Attorney

Denton Navarro Rocha Bernal & Zech, P.C.

Exhibit A (Resolution No. R-2026-13)

Item 8C.

732, CO Bond Series 2023

Project	Budget		Expenditures					Balance	
	Project Budget		2023	2024	2025	2026	Contract Obligations/Balance	Total (Expenditures + Contract Obligations)	Remaining Budget
Old Iron Bridge	1,785,714.00			(365,459.33)	(602,011.66)	(668,366.58)	\$ (211,428.91)	(1,847,266.48)	(61,552.48)
Riverbank Stabilization Grant Match	-							-	-
Gills Branch Drainage Grant	-							-	-
Street HA5	1,214,286.00			(1,234,748.52)				(1,234,748.52)	(20,462.52)
Street Rehab projects	2,755,505.00						\$ (433,979.01)	(433,979.01)	2,321,525.99
Linden							\$ (175,071.83)	(175,071.83)	NOT INCLUDED IN "TOTAL EXPENDITURES" OR "BALANCE" -
Childers							\$ (161,788.30)	(161,788.30)	TRACKED IN THE STREET REHAB
Water							\$ (86,426.88)	(86,426.88)	LINE ITEM. THESE ARE SUBSETS OF THE 2,755,505.00 ALLOCATION
Farm							\$ (10,692.00)	(10,692.00)	
Agnes St. Ext	1,244,495.00			(1,311,295.00)	(15,575.50)	\$ (28,342.50)		(1,355,213.00)	(110,718.00)
Blakey	6,000,000.00	instead of grants		(30,135.88)	-	\$ (127,998.25)		(127,998.25)	5,872,001.75
Issuance Cost		(106,996.95)						(106,996.95)	(106,996.95)
	13,000,000.00	(106,996.95)	(1,600,207.85)	(1,943,442.54)	(683,942.08)	(1,235,727.68)		(5,106,202.21)	7,893,797.79



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider and act on the second reading of Ordinance 2025-87, amending the contract with Kraftsman Play systems in the amount of \$153,201.05 for changes to the Fisherman's Park splashpad.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:

As part of the Bond 2025 park improvements, the Fisherman's Park splashpad will undergo a major renovation to not only improve the amenity, but to also add a recirculation pump to the water system, to save over 1M gallons a month during the summer months.

The Parks Board met and had some amendments to the design for improved safety and visual aesthetics.

FISCAL IMPACT:

\$153,201.05 in additional funds. This is below the 25% amount of the original project cost, but staff felt it important to identify for full transparency.

RECOMMENDATION:

Approve the change order as submitted.

ATTACHMENTS:

1. Ordinance
2. Itemized Cost

ORDINANCE NO. 2025-87

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AUTHORIZING A CHANGE ORDER TO THE CONTRACT WITH KRAFTSMAN PLAY SYSTEMS IN THE AMOUNT OF ONE HUNDRED FIFTY-THREE THOUSAND TWO HUNDRED ONE DOLLARS AND FIVE CENTS (\$153,201.05) FOR DESIGN AND SAFETY ENHANCEMENTS TO THE FISHERMAN'S PARK SPLASHPAD AS PART OF THE BOND 2025 PARK IMPROVEMENTS; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR A REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as part of the City of Bastrop's voter-approved Bond 2025 park improvements, the Fisherman's Park splashpad is scheduled for a major renovation intended to improve user experience, enhance safety, and modernize equipment; and

WHEREAS, the project includes the installation of a recirculation pump system designed to reduce water usage by more than one million gallons per month during peak summer operations, supporting the City's long-term conservation and sustainability goals; and

WHEREAS, the Parks Board met and recommended specific amendments to the previously approved design to improve overall safety, accessibility, and visual aesthetics for park users; and

WHEREAS, the City's contract with Kraftsman Play Systems requires a change order in the amount of \$153,201.05 to incorporate these design modifications and additional features; and

WHEREAS, although the change order amount represents an increase to the project, it remains below the 25% threshold permitted under applicable procurement regulations; and

WHEREAS, staff recommends approval of the change order for full transparency and timely completion of the Bond 2025 improvements; and

WHEREAS, the City Council finds that approving this ordinance is in the best interest of the citizens of Bastrop and aligns with the City's commitment to quality parks, amenities, and responsible stewardship of public resources.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. Findings of Fact.

The foregoing recitals are hereby found to be true and correct and are adopted as findings of fact for all purposes.

Section 2. Authorization of Change Order.

The City Council hereby authorizes and approves **Change Order No. 1** to the contract with **Kraftsman Play Systems** in the amount of **\$153,201.05** for amendments related to the Fisherman's Park splashpad renovation project, as described in the staff report and itemized cost summary attached hereto and incorporated herein.

Section 3. Funding.

Funding for the change order shall be provided through proceeds from **Bond 2025 Parks Improvements**, as previously allocated for Fisherman's Park enhancements.

Section 4. Repealer.

All ordinances, resolutions, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Severability.

If any provision of this Ordinance is determined to be invalid or unconstitutional, such invalidity shall not affect the validity of the remaining provisions.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon passage and approval by the City Council of the City of Bastrop, Texas.

DULY ORDAINED AND ADOPTED by the Bastrop City Council on the first reading on this the 9th day of December, 2025.

DULY ORDAINED AND ADOPTED by the Bastrop City Council on the first reading on this the 27th day of January, 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.





Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599
codyh@kraftsmanplay.com

QUOTE # Item 8D.
Date: 11

Project: 33596

Created By: Cody Hutcherson

Quote Name: Additional Shades and Feature Switch

Page 1 of 8

BILL TO

Bastrop, City of 512-332-8800
Sylvia Carrillo
Fisherman's Park Splashpad Renovation
1311 Chestnut Street
Bastrop, TX 78602

Terms:

Net 10 days

SHIP TO

Fisherman's Park Splashpad Renovation
400 Farm Street
Bastrop, TX 78602

QTY	Code	Description	Size	Color
	DISCBB	Proposal includes Discount on BuyBoard Purchase, BuyBoard Contract #781-25		
<u>Change Order Quote from 10/24 Discussion</u>				
<u>Spray Features</u>				
1	FF3025	Fun Forms Delilah Dragonfly Aqua Spout by Water Odyssey	8 GPM @ 4 PSI	
1	FF1004	Fun Forms Carl Clown Fish Slide by Water Odyssey	8	
1	SLIDE MAT 3X4	Slide landing mat, 2" thickness	3' x 4' x choice 2"	
1	VOR-0331	Geyser N2 ground spray	5-15 gpm	
<u>Shade</u>				
1	KSHADEUMBRE LLA	Custom Square Cantilever Umbrella Shade Canopy, 12' x 12' x 10' eave height with glide elbows and SS cables/hardware, one 10.5' column mounted on base plates 6" below surface, by Superior Shade		
1	PIERS36X60	Concrete piers pavilion & canopy columns, with anchor bolts set, and with steel rebar reinforcement, By: Kraftsman	36"x60"	
<u>Splashpad Shade</u>				
2	KSHADEUMBRE LLA	Custom Hypar Umbrella Shade Canopy, 14' x 14' x 10' eave height, one 10.5' stainless steel column mounted on base plates 6" below surface, with SS cable and clamps, by Superior Shade		
2	PIERS36X72	Concrete piers pavilion & canopy columns, with anchor bolts set, and with steel rebar reinforcement, By: Kraftsman	36"x72"	
<u>Tables</u>				
1	T6PERF	Perforated 6 ft Table, Portable	6'	
1	T6PERFHDCP	Perforated 6 ft ADA Table, Portable		
<u>Deducted From Quote Q85461</u>				
-3	BOULDERS	Rock and Sandstone Boulders existing on site, to be core drilled. By: Kraftsman	Per Ton	
-2	FMN-100-CJ	Flush Mount Jet with Crown Jet nozzle by Water Odyssey	6	brass
-1	FMN-100-SJ	Flush Mount Jet with Shower Jet nozzle by Water Odyssey	11	brass
-2	T8PERF	Perforated 8 ft Table, Portable	8'	

Total: \$153,201.05



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599
codyh@kraftsmanplay.com

QUOTE # Item 8D.

Date: 11

Project: 33596

Created By: Cody Hutcherson

Quote Name: Additional Shades and Feature Switch

Page 2 of 8

Special Terms and Conditions

Sales Tax Exempt:

Sales tax is not included in prices quoted. Customer is to supply Sales Tax Exemption or Sales Tax Resale certificate at time of acceptance of proposal, or sales tax will be added to final contract and invoicing for the project.

Buy Board:

Proposal is submitted with applicable discounts per Buy Board program to reflect established discounts.

Insurance Terms:

Kraftsman will supply a certificate of insurance verifying the limits of coverage. See terms page for details and charges for naming additional insured parties or adding special coverage's if required.

Credit Card Terms:

If paying by American Express, there is a 6% processing fee charge. If paying by Visa or Master Card, there is a 4% processing fee charge.

Monthly Progress Billings:

All work completed and materials stored as of the last day of the month shall be billed on or before the 25th of said month. Payments to be received by the 15th of the following month.

Shipping Charges:

Unless noted otherwise on quote, all shipping and handling charges on quote are firm for duration of 90 days.

Bonding Included:

Performance and Payment bonds are included in this quote and will be provided after a signed quote or contract is returned to Kraftsman. Maintenance Bonds are not included.

Force Majeure:

Each Party shall be excused from liability for the failure or delay in performance of any obligation under this Agreement (other than failure to make payment when due) by reason of any event beyond such Party's reasonable control including but not limited to Acts of God, fire, flood, explosion, earthquake, pandemic flu, or other natural forces, governmental orders or directives, war, civil unrest, acts of terrorism, accident, destruction or other casualty, any lack or failure of transportation facilities, any lack or failure of supply of raw materials, or any other event similar to those enumerated above. Such excuse from liability shall be effective only to the extent and duration of the event(s) causing the failure or delay in performance and provided that the Party has not caused such event(s) to occur. Notice of a Party's failure or delay in performance due to force majeure must be given to the other Party within (20) days after its occurrence has become identified by the Party. All delivery dates under this Agreement that have been affected by force majeure shall be tolled for the duration of such force majeure. In no event shall any Party be required to prevent or settle any labor disturbance or dispute, or to act outside of compliance with governmental orders or directives.□

Sub Surface Conditions:

The owner shall absorb all costs incurred from unknown conditions such as rock removal, poor digging conditions or poor soil bearing capacity, less than 3000 PSF or a water table higher than 10 ft below finished grade. If material is so large or so large or cumbersome that it cannot be removed with a mini excavator, then that part of excavation that requires other methods of removal or remediation such as, but not limited to, shoring, pneumatic jack hammer, backhoe, hydraulic rock breaker, or dynamite, will be billed on a time and material basis.

Storage Fees:

Please review lead times for production and shipping. If for whatever reason customer or customer's site is not ready for installation of product within 4 weeks of arrival from manufacturer at Kraftsman warehouse, a storage fee equal to 2% of the product will be incurred monthly to be paid at time of installation.



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599
codyh@kraftsmanplay.com

QUOTE # Item 8D.

Date: 11

Project: 33596

Created By: Cody Hutcherson

Quote Name: Additional Shades and Feature Switch

Page 3 of 8

Concealed Conditions:

If Contractor should encounter concealed conditions that were not reasonably anticipated by Contractor at the time of execution of this Construction Agreement, Contractor shall bring the existence and nature of such concealed conditions to the attention of Owner. If such concealed conditions prevent, preclude, or obstruct performance by Contractor of the work herein prescribed, or burden the scope of work as herein defined by requiring additional work by Contractor to address, correct, and/or rectify such concealed defects, then the scope of work and contract price as herein above defined shall be adjusted in accordance with account for all courses of action necessary to address, correct, and/or rectify such concealed conditions.

Extra Work & Deviations from Original Contract Work:

Should Owner, construction lender if any, or any public or governmental agency or inspector direct any deletion from, modification of, or addition to the work as herein above specified, the costs of such deletion(s), modification(s), or addition(s) shall be added to or deducted from the contract price, as herein above defined, as the circumstances dictate. Any and all deletions from, modifications of, or additions to the scope of work prescribed by this Construction Agreement together with the adjustment to contract price shall be made or otherwise memorialized in a writing signed by Owner and Contractor prior to any obligation in kind or character on the part of the Contractor to recognize, honor, or adhere to such changes.

Items not included:

These items are not included (unless separately listed in line-items of proposal):

- Utility Connections - See Utilities Note below for specifics
- Finish landscaping, sodding or seeding of disturbed areas. All disturbed areas to be leveled and raked out.
- Site usage signage for use instructions, rules, safety, or emergency notifications as needed or required.
- Temporary security fence during construction.
- Storm Water Pollution Controls for project site.
- Safety wash station for chemical use area in filtration equipment enclosure if required.
- Anything not specifically listed in line items of proposal.

Building Permits:

- Building permits are included. Permit fee to be paid by customer or change order to Kraftsman.
- Engineer stamped plans are not included, unless specifically quoted as so.
- Submittals and reviews for State of Texas ADA compliance and inspections are not included.

Delivery and Unloading:

If Installation is purchased: Kraftsman is responsible for ensuring that adequate staff and equipment resources are available for timely off-loading, safe handling, and secure storage of equipment upon receipt from motor freight carrier or installed product shipments. Unloading of materials from the truck will potentially require material handling equipment, i.e. forklift, pallet jack(s), to properly remove equipment from the delivery truck. In Most Cases when Kraftsman is installing a project the product will be received at Kraftsman's Warehouse and stored until needed on the project. Then transported to the site at the time of installation.

Site Work:

- Site preparation, grading, and fill materials are not included. Site is to be within 1" of Sub-grade (approximately 8" below finish grade) by others.
- SplashPark systems are designed based on a PVR of 1" or less.
- Proper/Positive drainage of the area is to be included prior to start of construction by Kraftsman.
- Preparation and submittal of SWPPP (Storm Water Pollution Prevention Plan) is not included.



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599
codyh@kraftsmanplay.com

QUOTE # Item 8D.

Date: 11

Project: 33596

Created By: Cody Hutcherson

Quote Name: Additional Shades and Feature Switch

Page 4 of 8

Locating for Underground Utilities:

- Kraftsman will call and arrange for utility locating with the public utilities stake out providers. All Public Utilities, including Phone, Electrical, Gas, Cable, and Fiber Optics are to be staked by 811 prior to work done by Kraftsman. Kraftsman will arrange with Public Utility Stake Out providers for a date that this is to be completed prior to Kraftsman arriving on site.
- Customer is to locate, mark, and provide information for all privately owned utilities that are not marked by the Public Utility providers, for all utility service lines below grade that are privately owned. These will include any and all of the following: electrical, water lines, gas lines, irrigation lines, sewer and storm lines, cable service lines, fiber optic or other IT lines, which are privately owned by the property owner.
- Kraftsman is not responsible for any underground utilities which are not marked or located by the owner or public utilities stake out providers. Damages to underground utilities for electrical, water, irrigation, and other listed above will not be repaired by Kraftsman and will be the owner's expense and responsibility.

Installation of Filtered SP:

A. Installation for splashpark equipment quoted includes:

1. Installation of SplashPark feature foundations.
2. Setting/erection/installation of features, enclosures, drains, manifolds, controllers, filtration, and tanks as listed on this proposal
3. Schedule 80 PVC water supply piping to features from manifold (manifold is to be located within 50' of SplashDeck)
4. Low voltage connections between activators and controller.
5. Drain lines from drain boxes to edge of pad (drain lines/piping supplied by others within 5' of splash pad unless separately listed in line-items of proposal)
6. All above per standard Kraftsman construction techniques.

B. Installation price does not include SplashDeck (concrete pad) or KraftKoat or other surfacing/coatings (unless separately listed in line-items of proposal)

Start Up & System Training:

Service includes two days of technical support personnel on site to assist with balancing of features, system start up, and 4 hours of staff operations training.

Project Completion Filtration:

Allow 4 to 8 weeks for preparation of plans, drawings, and submittals after acceptance of proposal. Shipping date of equipment from factory will be approximately 10 to 14 weeks after approval of submittal documentation, provided that the following has been completed and approved by the customer:

Project product submittals reviewed, approved and returned.

- Completed Color selection sheet (signed and dated)
- Physical project address
- All contact names and phone numbers
- Exemption certificate
- Deposit per contract

Allow adequate time for processing and procuring construction permits if required.

Allow approximately 10 to 16 weeks for project completion upon equipment delivery from manufacturer (see Lead Time Note for ship times from manufacturers), issuance of building permits if required, weather permitting.



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599
codyh@kraftsmanplay.com

QUOTE #

Date: 11/11/2023

Project: 33596

Created By: Cody Hutcherson

Quote Name: Additional Shades and Feature Switch

Page 5 of 8

Utilities Filtered up to 200 GPM:

For filtration systems with a flow rate up to 200 GPM

A. Customer is to plan, permit, and provide installation and connection of utilities as follows (Kraftsman has not included costs for required improvements to utilities to support the SplashPark unless separately listed in line items of quote or specifically called out below by Kraftsman):

1. Electrical

- a. Service is to be 230V, 3 Phase, 80 amp, for pumps and control systems,
- b. Service panel
- c. Connection of electrical service to
 - Filtration pump motor starters
 - UV system
 - Splash Park Controller (SPK).
 - Chemical controller and pumps
- d. Additional items if required or desired by customer
 - Utility plugs
 - Lighting
 - Ventilation fans
- e. Electrical Bonding of all features, reinforcing steel, and filtration equipment per code requirements.
- f. Kraftsman will complete all low voltage connections between splash park control systems and valve manifolds.

2. Water

- a. City water meter
- b. RPZ Backflow preventer
- c. Water line connection to equipment area.
- d. Minimum water line size to be provided is to be
 - 1.5" water line is to be provided
 - 75 GPM, with a minimum of 35 PSI
- e. Kraftsman will supply automated water fill control system.

3. Drain

- a. Proper drain line to within 5' of edge of filtration equipment area
- b. For backwash discharge from filters and overflow from holding tank.
- c. Minimum flow capacity of 275 GPM.

B. Utility leads and required facility improvements are to be completed and ready for connection of new improvements prior to Kraftsman coming on site for construction of the SplashPark improvements.

Filtration Spec: High Rate Sand Filtration

Pumping, Filtration, and Water Treatment System:

- A. Self-priming pump with integral large capacity clear top strainer
- B. High rate sand filters with manual backwash valve
- C. Connected to distribution manifolds
- D. Pressure relief "dump" valve connected to holding tank
- E. Prominent DCM3-CLORP True PPM Controller package
 1. Liquid Muriatic Acid pH treatment system
 2. Liquid chlorine treatment system.
- F. SPK connected to feature valves, motor starter, UV system, and chemical controller.
- G. UV water treatment (if listed separately in line items of proposal (required by Texas State Health Code))



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599
codyh@kraftsmanplay.com

QUOTE # Item 8D.

Date: 11

Project: 33596

Created By: Cody Hutcherson

Quote Name: Additional Shades and Feature Switch

Page 6 of 8

Lead Times Filtered SP:

Lead Times are after approval of all Initial submittals/colors (see Project Completion Note for additional information on submittal times), and begin once the order is placed with the manufacturer.

Water Odyssey - the lead time for the embed portion to ship is 3-4 weeks and 8-10 weeks for the rest of features. Custom features are 18-20 weeks

Vortex - the lead time for embed portion to ship is 3-4 weeks and 5-8 weeks for the rest of the features. Playable fountains are 10 weeks. Elevations are 16-29 weeks depending on the size of the structure.

Filters - the lead time for filters to ship is 10 to 14 weeks.

UVs - the lead time for UVs to ship is 10 to 14 weeks.

Holding Tank - the lead time for holding tanks to ship is 4 to 6 weeks.

Code Compliance

Kraftsman Builds SplashParks according to the following codes, while adhering to the more stringent of either in the case of a conflict:

2021 International Swimming Pool and Spa Code, Chapter 6 Aquatic Recreation Facilities, Section 612 Interactive Water Play Features -- https://codes.iccsafe.org/content/ISPSC2021P3/chapter-6-aquatic-recreation-facilities#ISPSC2021P3_Ch06_Sec612

Texas Pool & Spa Coalition -- <https://www.txpsc.org/ispcc/>

Texas Administrative Code, Title 25 Health Services, Part 1 Health Code, General Sanitation Chapter 265, Interactive Water Features and Fountains Subchapter M -- https://www.dshs.texas.gov/sites/default/files/poolspa/pdf/Rules5_2010.pdf

Installation of Canopies:

Installation of canopies if quoted includes:

- A. Receiving and unloading of equipment
- B. If piers are listed separately in line items of proposal
 1. Haul off of soil and concrete spoils from project site
 2. Or distribution and leveling of any excess soils from excavation, if there is an area approved by customer for filling low areas on the facility.
 3. Rebar reinforcement for piers
 4. Concrete for piers
 5. Anchor bolts for connection of frame to piers if required
- C. Assembly of all frame work
- D. Installation of fabric and cable system
- E. All labor, tools, man lifts, ladders, cranes, and other equipment as necessary for installation.

Pier Sizes Quoted:

Pier sizes and prices quoted are subject to final engineering review and may change upon soils reports and engineering being completed. Any additional charges will be presented for approval prior to starting construction.



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599
codyh@kraftsmanplay.com

QUOTE #

Date: 11/11/2023

Project: 33596

Created By: Cody Hutcherson

Quote Name: Additional Shades and Feature Switch

Page 7 of 8

Care, Maintenance, and Warranties of Canopies:

Fabric Shade Canopies are designed to withstand normal wind loads and weather conditions, and will provide years of sun, heat, hail & UV protection with minimal maintenance. Warranties shall be void if damage to or failure to the shade structure is caused by contact with chemical, misuse, vandalism, fireworks or acts of God, including but not limited to, ice, snow or wind in excess of the applicable building code parameters. All fabric tops are warranted for sustained winds up to 76 mph and for gusts of up to 3 seconds duration up to 90 mph with no snow or ice accumulation. Damage caused by flying debris is not covered. Fabric is not warranted where it is installed on a structure that is not engineered or built by the manufacturer.

Acts of Nature:

Fabric Shade Canopy warranties do not cover natural disasters, such as earthquakes, shifts in terrain or tornados. If the structure is installed in an area exposed to hurricanes, removal of the shade fabric is required when a hurricane warning is issued. Structures are warranted for winds up to 145 mph, only if the shade canopy fabric has been removed as per requirements by the manufacturer. Care must be taken during removal of canopies so as not to damage the fabric or connection points and hardware. Contact Kraftsman or the manufacturer of the canopy if there are questions in regards to proper removal and reinstallation processes and procedures.

Lead Times Playgrounds:

Lead Times are after approval of all Initial submittals/colors (see Project Completion Note for additional information on submittal times), and begin once the order is placed with the manufacturer.

Superior Site Amenities - lead time for items to ship is 4-6 weeks for standard items.

Shade Canopies - lead time to ship is 9-10 weeks for custom shade canopies.



Kraftsman

COMMERCIAL PLAYGROUNDS &
WATER PARKS
19535 Haude Road
Spring, TX 77388
Phone: (281) 353-9599
codyh@kraftsmanplay.com

QUOTE #

Date:

Project: 33596

Created By: Cody Hutcherson

Quote Name: Additional Shades and Feature Switch

Page 8 of 8

General Terms and Conditions

Bill To:

Bastrop, City of

Ship To:

Terms:

Net 10 days

CONDITIONS OF SALE

1. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the contract.
2. No returns of merchandise will be accepted unless previously authorized in writing by Kraftsman. All returns are subject to restocking fee of 25% plus freight charges incurred for return to original shipment origination.
3. Title for all equipment is reserved by Kraftsman Commercial Playgrounds and Water Parks until payment in full is received. The right to enter the property and repossess said equipment is hereby granted to Kraftsman Commercial Playgrounds and Water Parks if payment is not rendered in accordance with the terms above. All payments made prior to repossession under this contract shall be forfeited to Kraftsman Commercial Playgrounds and Water Parks as cost incurred to recover the equipment. Repossession of product does not waive any damages or costs due as awarded by the court.
4. All collections or litigation concerning this contract shall be governed by the laws of the State of Texas, with venue in Harris County.
5. Kraftsman warranties the merchandise and workmanship on this proposal to be up to the manufacturers' published standards upon receiving full payment. See catalogs or attached drawings for specific layouts, warranties, and specifications.
6. Kraftsman reserves the right to review contract for final acceptance by management and to make corrections of clerical errors.
7. A service charge of 1.5% per month will be assessed on all past due amounts.
8. Payments to Kraftsman by credit card will incur a processing fee of 4% for Visa and MasterCard, and 6% for American Express
9. Installation services include all labor, equipment required to complete the job, and insurance coverage's as required by law. Extra installation charges will incur for abnormal sub surfaces, ie. rock, landfill, etc. Price quoted includes Kraftsman's standard insurance coverages of \$2 million in General Liability & Completed operations, \$1 million in Automobile Liability, \$1 million in Workman's Compensation. Any charges by Kraftsman's insurance carrier or agents for adding General Contractor or Owner as additional insured, waivers of subrogation, or changes to standard coverage shall be added to contract charges. No performance and/or payment bonds shall be provided by Kraftsman, unless listed as individual line item in proposal.
10. Kraftsman Commercial Playgrounds and Water Parks is not liable for damages to unmarked underground utilities, and irrigation systems during installation. It is the customer's responsibility to locate all underground utilities.
11. Building permits required by local or state authorities & municipalities are not included and are the responsibility of the owner of the property, unless specifically included as a line item in the proposal. If Kraftsman is to handle required permitting, Kraftsman will provide a quote if not included as a line item within this proposal.
12. This proposal may be withdrawn by Kraftsman if not accepted within thirty (30) days.

Respectfully Submitted

Acceptance of Proposal:

The prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. If contract is placed with an attorney for suit or collection through probate, bankruptcy or other legal proceedings, customer agrees to pay all expenses and reasonable attorney fees incurred. Any verbal instructions, agreements, or promises are not valid unless written as part of this contract.

Authorized Signature

November 7, 2025

Date

Cody Hutcherson

PO#

Printed Name & Title

Date of Acceptance

Authorized Signature

Printed Name & Title

WE STRONGLY RECOMMEND A RESILIENT FALL SURFACE BE INSTALLED UNDER ALL PLAY & FITNESS EQUIPMENT

Thank You! We Appreciate Your Business!



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consideration and act to approve Resolution No. R-2026-09 appointing Kerry Fossler the City of Bastrop representative to the Clean Air Coalition.

AGENDA ITEM SUBMITTED BY:

Submitted by: Michael Muscarello, City Secretary

BACKGROUND/HISTORY:

The Central Texas Clean Air Coalition (CAC), established through the Capital Area Council of Governments (CAPCOG), is a regional partnership dedicated to improving air quality in the Austin-Round Rock Metropolitan Statistical Area (MSA).

Membership in the Clean Air Coalition consists of local governments and Independent School Districts within the MSA that commit to supporting the regional clean air plan and implementing selected emission reduction strategies.

Each general member's governing body is required to appoint one elected official by resolution to serve as its representative to the Coalition. The City of Bastrop, as a general member, must designate its representative and notify CAPCOG accordingly.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Resolution No. R-2026-09 appointing Council Member Kerry Fossler as the City of Bastrop's representative to the Clean Air Coalition.

ATTACHMENTS:

1. Proposed Resolution R-2026-09

RESOLUTION NO. R-2026-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS APPOINTING COUNCIL MEMBER KERRY FOSSLER AS THE CITY OF BASTROP'S CLEAN AIR COALITION REPRESENTATIVE, AS REQUIRED IN ARTICLE II OF THE CLEAN AIR COALITION OF THE CAPITAL AREA COUNCIL OF GOVERNMENTS BYLAWS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The Central Texas Clean Air Coalition, herein after known as the "Clean Air Coalition" members are organizations that support the regional effort toward improvement of air quality in the Austin-Round Rock Metropolitan Statistical Area (MSA); and

WHEREAS, General members shall be local governments or Independent School Districts within the Austin-Round Rock MSA. The governing boards of general members must ratify the current clean air plan, commit to implementing selected emission reduction measures; and

WHEREAS, Representatives to the Clean Air Coalition will include elected officials appointed by governing bodies for the general members of the Clean Air Coalition; and
WHEREAS, Each general member's governing body appoints by resolution one elected official to serve on the Clean Air Coalition and shall provide written notification to the CAPCOG staff liaison.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: That the City Council of the City of Bastrop appoints Council Member Kerry Fossler as the City of Bastrop's Representative to the Clean Air Coalition.

Section 2: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 27th day of January, 2026.

APPROVED:

by: _____
Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:



City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.



STAFF REPORT

MEETING DATE: January 27th, 2026

TITLE:

Consider action to approve Resolution No. R-2026-15 of the City Council of the City of Bastrop, Texas, allowing for the installation of four, varying speed limit signs on Jessica Place. Two facing eastbound and two facing westbound at the longitude and latitude points of those in the attached exhibit, with two of the signs being in a full residential area (East Jessica Place) at 20 mph and two being on the arterial throughway (West Jessica Place) at the prima facia speed limit. In addition, the existing traffic control devices for the school zone warnings (1 on East Jessica and two on West Jessica) will be upgraded with flashers, installed by the Streets and Drainage department. Authorizing the Chief of Police to execute all necessary documents; providing for a repealing clause; and establishing an effective date.

AGENDA ITEM SUBMITTED BY:

Submitted by: Vicky Steffanic, Chief of Police

BACKGROUND/HISTORY:

Jessica Place is a local roadway in Bastrop, Texas, with West Jessica Place being an arterial throughway behind Bastrop Middle School, and East Jessica Place running through a populated residential area with houses located on the street. Currently, Jessica place has insufficient speed limit signs and needs the correct speed signage and the installment of flashing school zone traffic control devices.

In accordance with the City of Bastrop Code of Ordinances, this resolution is being brought forward to allow for the installation of traffic control signs (4 varying speed signs and three upgraded school zone flashing signs) and for the signs to be added to the official City inventory maintained by the City Secretary. Additionally, two (2) speed limit signs will post the prima facie speed limit of 30 miles per hour (West Jessica Place) and two (2) will post a 20-mph speed limit (East Jessica Place). These signs are being installed along Jessica Place to promote safety, consistency, and efficient traffic flow for motorists using the corridor.

FISCAL IMPACT:

Labor for speed sign implementation and upgraded school zone signs)

RECOMMENDATION: Recommend approval of Resolution No. R2026-15 allowing the City of Bastrop to install and accurately record each 30-mph speed limit sign, each of the 20-mph signs, and upgrade the school zone signs with flashing lights.

ATTACHMENTS:

1. Images depicting the locations of each sign
2. GPS Coordinates of each sign on the Jessica Place residential side and arterial corridor.

RESOLUTION NO. R-2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS RELATED TO CHAPTER 12 TITLED "TRAFFIC AND VEHICLES" ARTICLE 12.04.001 TITLED "OFFICIAL TRAFFIC CONTROL DEVICE INVENTORY" ALLOWING FOR THE INSTALLATION OF FOUR (4) VARYING SPEED LIMIT SIGNS (PRIMA FACIA 30 MPH AND 20 MPH) THROUGHOUT THE CORRIDOR OF JESSICA PLACE, ALONG WITH UPGRADES TO THE CURRENT SCHOOL ZONE SIGNS (FLASHING LIGHTS) INSTALLED BY STREETS AND DRAINAGE, AUTHORIZING THE CHIEF OF POLICE TO EXECUTE ALL NECESSARY DOCUMENTS PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop ("City") has the responsibility to address any public safety concerns; and

WHEREAS, Jessica Place is a public roadway in Bastrop, Texas, located North of State Highway 71 that is within the incorporated limits of the city; and

WHEREAS, Jessica Place East is located in a populated residential area and Jessica Place West is an arterial throughway behind a middle school and adjacent to a residential neighborhood.

WHEREAS, speed limit signs are installed to promote safety, consistency, and efficiency on roadways; and

WHEREAS, in accordance with Article 12.04.001 titled "Official Traffic Control Device Inventory" the proposal will be presented before city council as a resolution, enabling the approved traffic control devices to be installed and added as a living document on file with the City secretary; and

WHEREAS, the City Council has exclusive control over and under its public streets and may control or regulate certain aspects of the movement of vehicles pursuant to Texas Transportation Code Chapter 311; and

WHEREAS, the city has the full power of local self-government as recognized by Tex. Loc. Gov't Code § 51.072; and

WHEREAS, the City Council finds the attached reasonable and necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: That the Chief of Police is hereby authorized to execute all necessary documents and forward to the City Secretaries office to be maintained on file. And the streets and drainage department shall erect the speed limit signs throughout the corridor of Jessica Place at the listed approximate GPS coordinates 30.1139759 / -97.3383934, 30.1144873 / -97.3392099, 30.114388 / -97.3392905, 30.11403462394696 / -97.34130339312455. Further, streets and drainage will add flashing lights to currently installed school zone signs.

Section 2: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 3: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 27th day of January 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney

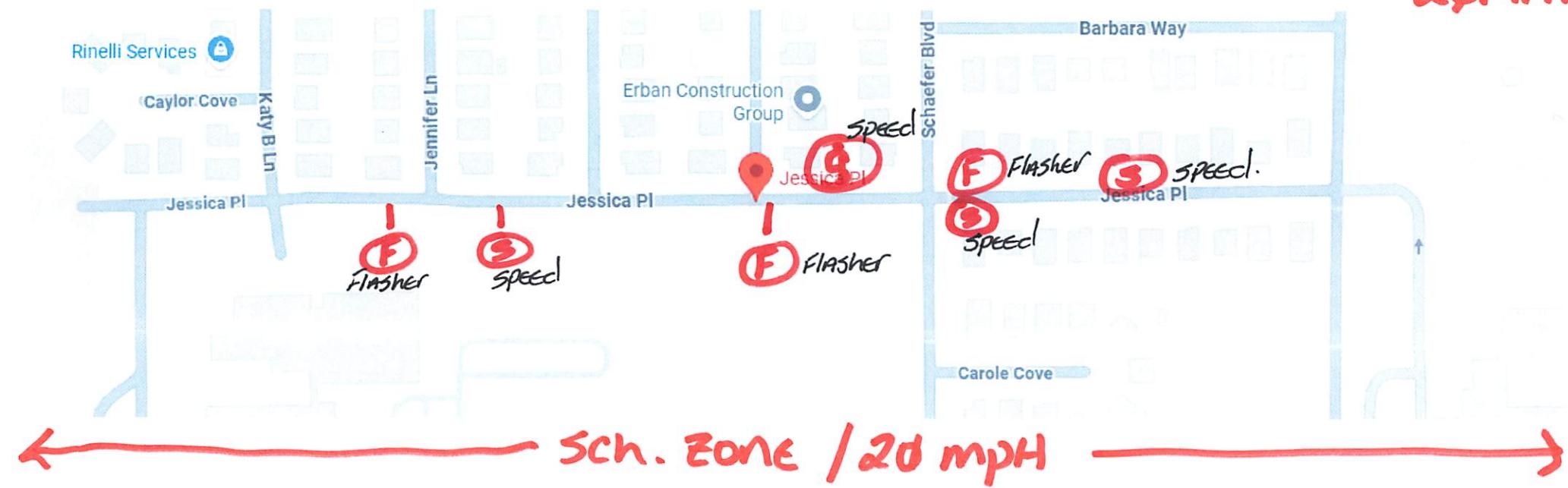
Arterial throughway

West 30mph

RESIDENTIAL

|

East 20mph



(S) - SPEED

(F) - FLASHERS





OVERVIEW



View of Jessica Place East (residential 20 mph)



View of Jessica Place West (arterial Throughway)



STAFF REPORT

MEETING DATE: January 27th, 2026

TITLE:

Consider and act on Resolution No. R-2026-16 Granting a Parade Variance for Throwing Items During the 2026 Bastrop Mardi Gras Parade

AGENDA ITEM SUBMITTED BY:

Submitted by: Michaela Joyce, Discover Bastrop Director

BACKGROUND/HISTORY:

Discover Bastrop is organizing the 2026 Bastrop Mardi Gras Festival and Parade. As part of traditional Mardi Gras celebrations, parade participants customarily throw beads and other lightweight items to spectators. Current City parade safety rules restrict the throwing of items from moving floats and vehicles.

To preserve the cultural tradition of Mardi Gras while maintaining public safety, Discover Bastrop is requesting a variance to allow limited throwing of items during the parade under defined safety conditions.

The proposed variance allows only lightweight, soft items commonly associated with Mardi Gras celebrations, such as plastic beads, soft plush items, foam items, lightweight trinkets, and individually wrapped soft candy. Items that are hard, heavy, sharp, breakable, or otherwise hazardous would remain strictly prohibited.

To further enhance safety, the variance requires each float or vehicle throwing items to have a walker on each side to maintain safe separation from spectators. Discover Bastrop will provide written rules to all parade participants and enforce compliance as part of the parade permitting process.

Staff believes the proposed variance strikes an appropriate balance between honoring Mardi Gras traditions and protecting public safety.

PLOICY EXPLANATION:

City parade safety rules are designed to protect spectators, participants, and the general public by limiting activities that could create hazards along parade routes. One such restriction is the prohibition on throwing items from moving floats and vehicles.

The requested variance is specific to the 2026 Bastrop Mardi Gras Parade and is intended to allow a long-standing Mardi Gras tradition to occur under controlled and clearly defined safety conditions. Approval of this variance does not amend or permanently alter the City's parade ordinances and does not establish a blanket allowance for throwing items at other events.

Any future requests for similar variances would require separate Council consideration and approval.

FISCAL IMPACT:

There is no fiscal impact associated with approval of this item.

RECOMMENDATION:

Michaela Joyce, Discover Bastrop Director, recommends approval of the resolution granting a variance to allow the throwing of items during the Bastrop Mardi Gras Parade under specified safety conditions.

ATTACHMENTS:

1. Resolution No. R-2026-16

RESOLUTION R-2026-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, GRANTING A VARIANCE TO THE CITY OF BASTROP PARADE SAFETY AND USE ORDINANCES TO ALLOW THE THROWING OF ITEMS FROM FLOATS AND VEHICLES DURING THE BASTROP MARDI GRAS PARADE, ORGANIZED BY DISCOVER BASTROP, UNDER SPECIFIED CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Discover Bastrop, the City's destination marketing and special events department, is the organizer of the Bastrop Mardi Gras Parade; and

WHEREAS, Discover Bastrop has requested a variance to the City of Bastrop's parade safety and use ordinances to allow participants to throw lightweight items from floats and vehicles during the Bastrop Mardi Gras Parade; and

WHEREAS, the City Council finds that the proposed throwing of items, when limited to lightweight and soft materials and conducted under defined safety conditions, will not adversely impact public health, safety, or welfare; and

WHEREAS, the City Council desires to grant such variance in order to preserve the cultural traditions of Mardi Gras celebrations while ensuring appropriate safety measures are in place;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: FINDINGS.

The City Council hereby finds and determines that the foregoing recitals are true and correct and are incorporated herein as findings of fact.

Section 2: GRANT OF VARIANCE.

A variance to the City of Bastrop parade safety and use ordinances is hereby granted to Discover Bastrop for the Bastrop Mardi Gras Parade (the "Event"), subject to the following conditions:

1. **Permitted Throws.** Participants may throw only lightweight, soft items commonly associated with Mardi Gras celebrations, including but not limited to:
 - Plastic beads and bead necklaces;
 - Soft plush items (small stuffed toys);
 - Foam items;
 - Soft, lightweight trinkets or favors;
 - Individually wrapped, soft candy.
2. **Safety Requirements.**
 - Any float or vehicle from which items are thrown must be accompanied by a **walker on each side** of the float or vehicle.

- All thrown items must be **lightweight and safe** for tossing from a moving float or vehicle.
- **Hard, heavy, sharp, breakable, or otherwise hazardous items are strictly prohibited.**

3. Compliance with Parade Rules.

- All participants must comply with the parade permit, route requirements, and all other applicable City rules and ordinances.
- Discover Bastrop shall ensure all parade participants receive written notice of this variance and the conditions outlined herein.

Section 3: That this Resolution shall take effect immediately from and after its passage, and it is duly resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 27th day of January 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

Denton Navarro Rocha Bernal & Zech, P.C.



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider and act on:

A: Resolution No. R-2026-17, amending Resolution No. R-2023-70 regarding a temporary compensation increase for the City Manager while serving as Interim Director of the Bastrop Economic Development Corporation and restating Exhibit A; authorizing the Mayor to execute an addendum to the City Manager's employment agreement.

B: The formal adoption of an interim services agreement with the Bastrop Economic Development Corporation for interim executive director services provided by the City Manager to include a one time payment of \$7,500 in FY 2026.

AGENDA ITEM SUBMITTED BY:

Angela Ryan, BEDC Operations Manager, CEcD

BACKGROUND/HISTORY:

The attached resolution will officially amend the original resolution (Resolution No. R-2023-70) regarding the Interim Executive Director's compensation.

Additionally, the adoption of the formal agreement is required. Finally, a one time compensation adjustment in FY 2026 to the City Manager is included.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Consider action to approve Resolution No. R-2026-17 of the City Council of the City of Bastrop, Texas, amending Resolution No. R-2023-70 regarding a temporary compensation increase for the City Manager while serving as Interim Director of the Bastrop Economic Development Corporation and restating Exhibit A; authorizing the Mayor to execute an addendum to the City Manager's employment agreement; and providing for an effective date.

ATTACHMENTS:

- 1) Resolution No. R-2026-17

RESOLUTION NO. R-2026-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AMENDING RESOLUTION NO. R-2023-70 REGARDING A TEMPORARY COMPENSATION INCREASE FOR THE CITY MANAGER WHILE SERVING AS INTERIM DIRECTOR OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION AND RESTATING EXHIBIT A; AUTHORIZING THE MAYOR TO EXECUTE AN ADDENDUM TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 22, 2022, the City of Bastrop (the "City") approved an employment agreement with Sylvia Carrillo engaging her to serve as City Manager (the "City Manager"); and

WHEREAS, on March 27, 2023, the Bastrop Economic Development Corporation (the "BEDC") appointed the City Manager as Interim Executive Director with a payment allocation of 25% of the BEDC Director's salary; and

WHEREAS, on April 25, 2023, the City Council approved Resolution No. R-2023-70 that amended the employment agreement with the City Manager to provide for additional compensation to be paid to the City Manager for services provided to and paid for by the BEDC; and

WHEREAS, the City Manager has continued to provide services to the BEDC as Interim Executive Director; and

WHEREAS, on January 26, 2026, the BEDC approved a one-time increase of \$7,500 to compensation of \$42,500, for a total of \$50,000, to be provided to the City Manager for Interim Director services, reflected in the approved Interim Executive Director Services agreement, attached as Exhibit A; and

WHEREAS, the City Council desires to restate Addendum #1 to the Employment Agreement between the City of Bastrop and the City Manager, attached as Exhibit B; and

WHEREAS, the City Council finds it in the best interest of the City to amend Resolution R-2023-70 and restate Addendum #1 to the Employment Agreement between the City of Bastrop and the City Manager.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. All the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Bastrop, Texas, and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council hereby amends Resolution R-2023-70 and restates Addendum #1, attached as Exhibit B, to the City Manager's employment agreement.

Section 3. To the extent reasonably possible, resolutions are to be read together in harmony. However, all resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated.

Section 4. Should any of the clauses, sentences, paragraphs, sections, or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.

Section 5. This Resolution shall take effect upon the date of final passage noted below, or when all applicable publication requirements, if any, are satisfied in accordance with the City's Charter, its Code of Ordinances, and the laws of the State of Texas.

APPROVED & ADOPTED by the City Council of the City of Bastrop on this 27th day of January 2026.

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

Denton, Navarro, Rodriguez, Bernal, Santee, & Zech

Exhibit A
Interim Executive Director Services Agreement

Exhibit B
Addendum #1 to the Employment Agreement between the City of Bastrop
and the City Manager

**INTERIM EXECUTIVE DIRECTOR SERVICES AGREEMENT BETWEEN
THE CITY OF BASTROP, TEXAS, & THE
BASTROP ECONOMIC DEVELOPMENT CORPORATION**

This Agreement is made between the City of Bastrop, Texas, (City), a home-rule municipality and the Bastrop Economic Development Corporation (Corporation), a non-profit Texas corporation created under the authority of section 4B of the Development Corporation Act of 1979, as amended and in compliance with Texas Local Government Code Section 501.007. In consideration of the mutual promises contained herein, the parties agree as follows:

1. **Interim Executive Director Services.** The City shall provide the Corporation Interim Executive Director services (the “Services”) in consideration for forty-two thousand five hundred dollars (\$42,500.00) per year to be paid in equal monthly installments, plus an amount equal to the corresponding standard TMRS contribution, to be paid consistent with City direction. For Fiscal Year 2026, an additional seven thousand five hundred dollars (\$7,500) shall be paid by the Corporation to the City for Interim Executive Director services.
2. **Interim Executive Director.** The City Manager shall serve as the Interim Executive Director.
3. **Review.** The City and Corporation shall review the services being provided herein upon request.
4. **Term & Termination.** This Agreement is effective from the Effective Date and continues in effect until a permanent Executive Director is hired or the Agreement is otherwise terminated by either party by giving the other thirty (30) days prior written notice of termination.
5. **Prior Agreement.** This Agreement supersedes and replaces any prior agreements between the parties.
9. **Law & Venue.** This Agreement shall be subject to all federal laws and the laws of the state of Texas as applicable to the parties and for the purposes expressed herein. Venue shall lie in Bastrop County, Texas.
10. **Governmental Immunity.** Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity nor to create any legal rights or claim on behalf of any third party.
11. **Amendments & Modifications.** This Agreement may not be amended or modified except in writing and executed by the parties.
12. **Severability.** In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the invalid or unenforceable provision or

provisions, and the rights and obligations of the parties hereto shall be construed and enforced in accordance therewith. The parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, be deemed to be valid and enforceable.

13. **Execution in Counterparts.** This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall be considered fully executed when all parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart. The parties have executed and attested this Agreement by their officers as duly authorized on the date first written above.
14. **Assignment.** This Agreement may not be assigned without the prior written consent of the other party.
15. **Entire Agreement.** This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in this Agreement and, except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

Effective Date _____

CITY OF BASTROP:

Mayor

**BASTROP ECONOMIC DEVELOPMENT
CORPORATION:**

Chair

ATTEST:

City Secretary

ATTEST:

Secretary

APPROVED AS TO FORM:

City Attorney

APPROVED AS TO FORM:

General Counsel

ADDENDUM #1

to the Employment Agreement between the City of Bastrop & Sylvia Carrillo (executed on or about September 2, 2022)

NOW, THEREFORE, the City of Bastrop (City) and Sylvia Carrillo (Manager), for and in consideration of the terms, conditions, and provisions hereinafter established, have agreed to this Addendum and do hereby agree as follows:

- 1. INCLUSION.** This Addendum shall be incorporated into and become a part of the Employment Agreement.
- 2. AUTHORIZATION.** The City hereby designates and authorizes Manager to serve as the Interim Director of the Bastrop Economic Development Corporation (BEDC) through an agreement between the City of Bastrop and the BEDC.
- 3. ADDITIONAL REMUNERATION.** So long as Manager serves as the Interim Director of the BEDC, Manager shall be entitled to receive and the City shall pay to Manager additional remuneration in an amount equal to the compensation the City receives from the BEDC for this service.
- 4. PAYROLL PROCEDURES.** Payments from the City to the Manager shall be in accordance with standard City policies and procedures and consistent with the City's routine payroll practices for the Manager (including standard withholdings, deductions, and contributions, etc.).
- 5. DURATION.** This Addendum and the additional compensation provided for herein shall be in effect until the Interim Executive Director Services Agreement between the City and BEDC expires or is terminated.
- 6. LIMITATION.** Nothing herein shall be construed as modifying any other term or condition of Manager's Employment Agreement.
- 7. EFFECTIVE DATE.** This Agreement shall become effective on the date it is finally signed by the Parties. However, the additional compensation payable from the City to the Manager for Interim Executive Director Services shall be deemed to have accrued and become payable commencing March 13, 2023.

The duly authorized parties having mutually agreed to the terms stated herein, this Addendum was executed as evidenced by the affixing of signatures below.

CITY OF BASTROP, TEXAS:

by: Connie Schroeder

Connie Schroeder, Mayor

Executed this, the 26th day of April 2023.

ATTEST:

by: Ann Franklin

Ann Franklin, City Secretary

APPROVED AS TO FORM:

by: Alan Bojorquez

Alan Bojorquez, City Attorney

MANAGER:

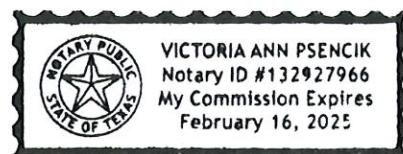
by: Sylvia Carrillo

Executed this, the 5th day of May 2023.

ATTEST:

by: Victoria Ann Psenick

Notary Public





STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider action to approve the first reading of Resolution No. R-2026-14 of the City Council of the City of Bastrop, Texas, approving the Bastrop Economic Development Corporation's expenditure for a Hospital Feasibility Study in the amount of fifty thousand dollars (\$50,000); authorizing the City Manager to execute all necessary documents; repealing all resolutions in conflict; establishing an effective date; and move to include on February 10, 2026 City Council Consent Agenda for second reading.

AGENDA ITEM SUBMITTED BY:

Angela Ryan, BEDC Operations Manager, CEcD

BACKGROUND/HISTORY:

The Bastrop Economic Development Corporation (BEDC) took action at the board meeting on January 26, 2026, to approve funding a Hospital Feasibility Study in the amount of fifty thousand dollars (\$50,000), in support of evaluating a potential hospital project within an approximately 400-acre master planned development.

The BEDC finds that this study is an authorized expenditure under Local Government Code (LGC) 505.158 because it will promote new or expanded business development. Under this LGC, two separate readings of a resolution by City Council are required.

FISCAL IMPACT:

\$50,000

RECOMMENDATION:

Consider action to approve the first reading of Resolution No. R-2026-14 of the City Council of the City of Bastrop, Texas, approving the Bastrop Economic Development Corporation's expenditure for a Hospital Feasibility Study in the amount of fifty thousand dollars (\$50,000); authorizing the City Manager to execute all necessary documents; repealing all resolutions in conflict; establishing an effective date; and move to include on February 10, 2026 City Council Consent Agenda for second reading.

ATTACHMENTS:

- 1) Draft Resolution No. R-2026-14

RESOLUTION NO. R-2026-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, APPROVING THE BASTROP ECONOMIC DEVELOPMENT CORPORATION'S EXPENDITURE FOR A HOSPITAL FEASIBILITY STUDY IN THE AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000); AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; REPEALING ALL RESOLUTIONS IN CONFLICT; AND ESTABLISHING 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 Texas Local Government Code, Chapters 501 and 505, *et seq.*, as amended, known as the Development Corporation Act of 1979 (the “Act”); and

WHEREAS, to fulfill its public purpose in attracting qualifying projects, the BEDC requires certain professional services, including without limitation, the contracting with and hiring of a consultant to assist the BEDC with conducting feasibility studies; and

WHEREAS, the BEDC finds that this study will promote new or expanded business development under LGC 505.158; and

WHEREAS, the BEDC Board of Directors took formal action at the board meeting of January 26, 2026, to authorize the BEDC to fund a hospital feasibility study in the amount of Fifty Thousand Dollars (\$50,000.00); and

WHEREAS, the City Council has reviewed the January 26, 2026, actions of the BEDC related to the expenditure noted herein, has considered and evaluated it, and has found it meritorious of the City Council’s authorization and approval; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, THAT:

Section 1. Findings and Determination. The City Council hereby finds and determines that it is in the best interest of the BEDC and the City to authorize funding for the hospital feasibility study.

Section 2. Authorization of Expenditure. The City Council of the City of Bastrop, Texas, hereby authorizes expenditure of BEDC funds for a hospital feasibility study in the amount of Fifty Thousand Dollars (\$50,000.00).

Section 3. Open Meeting. The City Council hereby finds and determines that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose at which it was read was given in accordance with Chapter 551, Texas Government Code.

Section 4. Severability. If any provision of this Resolution is found by a court of competent jurisdiction to be invalid or unenforceable, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

Section 5. Two Readings Required. This Resolution shall take effect immediately from and after its passage upon a subsequent second reading and passage, and it is duly resolved.

READ and ACKNOWLEDGED on First Reading on the 27th day of January 2026.

READ and APPROVED on the Second Reading on the 10th day of February 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

Denton, Navarro, Rodriguez, Bernal, Santee, & Zech



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider and act on Resolution No. R-2025-210 ratifying the previously approved agreement with Reality Trust Group in the amount of \$50,000 for a Hospital Feasibility Study.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, Interim Executive Director of the Bastrop Economic Development Corporation.

BACKGROUND/HISTORY:

The City Council took action on Resolution 2025-210 approving a Hospital Feasibility Study with RTG in the amount not to exceed \$52,500. However, the item was not presented at BEDC first.

The item will be presented at the next BEDC board meeting on January 26, 2026.

This item ratifies action the council took back in December.

FISCAL IMPACT:

\$50,000 BEDC Professional Services

RECOMMENDATION:

Approve the amount

ATTACHMENTS:

1. None



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider and act to approve the Bastrop City Council minutes from the January 13, 2026, Special Workshop and Regular Meeting.

AGENDA ITEM SUBMITTED BY:

Victoria Psencik, Assistant City Secretary, TRMC

BACKGROUND/HISTORY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve the Bastrop City Council minutes from the January 13, 2026, Special Workshop and Regular Meeting

ATTACHMENTS:

- DRAFT January 13 Special Workshop
- DRAFT January 13 Regular Meeting

CITY OF BASTROP

BASTROP CITY COUNCIL

SPECIAL CITY COUNCIL WORKSHOP MINUTES

Tuesday, January 13, 2026

The Bastrop City Council met at a Special Workshop at 5:00 p.m. on Tuesday, January 13, 2026, at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

Council Members Present

Mayor Ishmael Harris
 Mayor Pro-Tem John Kirkland
 Council Member Cynthia Meyer
 Council Member Kerry Fossler
 Council Member Perry Lowe
 Council Member Kevin Plunkett

Staff Present

City Manager Sylvia Carrillo-Trevino
 Assistant City Manager Andres Rosales
 City Secretary Michael Muscarello
 Assistant City Secretary Victoria Psencik
 Assistant to the City Manager Vivianna Andres
 Public Information Manager Colin Guerra
 Finance Director Judy Sandroussi
 Executive Assistant to City Manager Taylor Andry
 Fleet and Facilities Director Doug Haggerty
 Water and Wastewater Director Curtis Hancock
 Parks and Recreation Director Jason Alfaro
 Streets and Drainage Director Lance Dodge
 BEDC Operations Manager Angela Ryan
 Development Services Director James Cowey
 Police Lieutenant Nicholas Malmstrom
 Discover Bastrop Director Michaela Joyce

1. CALL TO ORDER

With a quorum present, Mayor Harris called the Special City Council Workshop to order at 5:00 p.m.

2. PLEDGE OF ALLEGIANCE – United States of America and Texas Flags

Mayor Harris led the Pledge of Allegiance.

3. INVOCATION

Mayor Pro-Tem Kirkland delivered the Invocation.

4. WORK SESSIONS / BRIEFINGS

4A. WORKSHOP - Update on Utilities, Infrastructure, and Streets

Presented by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

5. CITIZEN COMMENT(S)

Citizen(s) addressing the City Council on an item listed on the agenda: No submitted comments.

6. ADJOURNMENT

Upon receiving a motion duly made and a second to adjourn, Mayor Harris adjourned the January 13th Special Workshop at 6:11 p.m.

CITY OF BASTROP, TEXAS

Ishmael Harris, Mayor

ATTEST:

Victoria Psencik, Assistant City Secretary

DRAFT

CITY OF BASTROP

BASTROP CITY COUNCIL

REGULAR CITY COUNCIL MEETING MINUTES

Tuesday, January 13, 2026

The Bastrop City Council met at a Regular Meeting at 6:30 p.m. on Tuesday, January 13, 2026, at the Bastrop City Hall Council Chambers, 1311 Chestnut Street, Bastrop, Texas, with the following action taken to wit:

Council Members Present

Mayor Ishmael Harris
 Mayor Pro-Tem John Kirkland
 Council Member Cynthia Meyer
 Council Member Kerry Fossler
 Council Member Perry Lowe
 Council Member Kevin Plunkett

Staff Present

City Manager Sylvia Carrillo-Trevino
 Assistant City Attorney Natalie Kathleen Thamm
 City Secretary Michael Muscarello
 Assistant City Secretary Victoria Psencik
 Assistant to the City Manager Vivianna Andres
 Public Information Manager Colin Guerra
 Assistant City Manager Andres Rosales
 Finance Director Judy Sandroussi
 Fleet and Facilities Director Doug Haggerty
 Executive Assistant to City Manager Taylor Andry
 Development Services Director James Cowey
 Parks and Recreation Director Jason Alfaro
 Discover Bastrop Director Michaela Joyce
 Police Lieutenant Nicholas Malmstrom
 Wastewater and Water Director Curtis Hancock
 Special Events Coordinator Marco Olivares

1. CALL TO ORDER

With a quorum present, Mayor Harris called the Regular City Council Meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE – United States of America and Texas Flags

Bradley Esparza Perez & Harlow Schindler, students from Mina Elementary's Sign and Shine (Sign Language) Club, led the Pledge of Allegiance.

3. INVOCATION

City of Bastrop Police Chaplain Ketrich Steger delivered the Invocation.

4. PRESENTATIONS

4A. Mayor's Report

4B. Council Members' Report

4C. City Manager's Report

4E. **Veteran's Day Car Show Plaque**

Submitted and Presented by: Michaela Joyce, Discover Bastrop Director
 Presented by: Members of the Bastrop Area Cruisers Car Club

4D. **Event Recap Numbers**

Submitted and Presented by: Michaela Joyce, Discover Bastrop Director

4F. **Christmas Parade Float Winners**

Submitted and Presented by: Michaela Joyce, Discover Bastrop Director

4G. **Proclamation – Martin Luther King Jr. Walk**

The proclamation was read into record by Mayor Harris.

4H. **2025 Year in Review**

Submitted and Presented by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

5. **WORK SESSIONS / BRIEFINGS – NONE**6. **STAFF AND BOARD REPORTS – NONE**7. **CITIZEN COMMENT(S)**

Citizen(s) that did not speak to the City Council but submitted a comment, not on the agenda: Kristen Lucko.

Citizen(s) addressing the City Council on an item, not on the agenda: Alan McHargue.

8. **CONSENT AGENDA**8A. **Conduct a public hearing, consider and act on the second reading of Ordinance No. 2025-67 for a Zoning Concept Scheme request to rezone the project site from P-EC Employment Center to Planned Development District (“PDD”) with a base district of P4, for the area described as being 7.398 +/- acres out of the Steel Yard Subdivision, Lot 3, located at 2002 SH 95, Bastrop, TX 78602, within the city limits of Bastrop, Texas.**

Submitted by: James E. Cowey, Director of Development Services

8B. **Consider and act on Resolution No. R-2026-01, amending the Master Fee Schedule, General Provisions - Cemetery, to modify the fees for the Fairview Cemetery columbarium niches and fees associated with columbarium operations, as attached in Exhibit A.**

Submitted by: Judy Sandroussi, Director of Finance

8C. Consider and act to approve Resolution No. R-2026-05 allowing for the installation of six speed limit signs on Agnes St, three facing eastbound and three facing westbound at the longitude and latitude points of those in the attached exhibit, installed by the Streets and Drainage Department.

Submitted by: Vicky Steffanic, Chief of Police

8D. Consider and act to approve Resolution No. R-2026-02, confirming the Mayor's appointment of a Master Gardener representative to the Parks & Recreation Board, as required by Section 3.08 of the City Charter.

Submitted by: Michael Muscarello, City Secretary, TRMC, CMC, CPM

8E. Consider and act on Resolution No. R-2026-03, ordering a General Election to be held on Saturday, May 2, 2026, for the offices of Mayor and Council Member, Place 3, in accordance with the Bastrop Home Rule Charter; designating polling places within the City; establishing procedures for the conduct of the General Election and any required runoff election; and providing for the election to be held as a joint election with Bastrop County.

Submitted by: Michael Muscarello, City Secretary, TRMC, CMC, CPM

8F. Consider and act on Resolution No. R-2026-04, approving a contract with the Bastrop County Election Administrator to participate in a joint election for the General Election called and ordered for Saturday, May 2, 2026, and authorizing the City Manager to execute the contract.

Submitted by: Michael Muscarello, City Secretary, TRMC, CMC, CPM

8G. Consider and act to approve the Bastrop City Council minutes from the December 9, 2025, Regular Meeting, the December 16, 2025, Joint Council and Planning & Zoning Commission Meeting, and the December 16, 2025, Special Meeting.

Submitted by: Victoria Psencik, Assistant City Secretary

Mayor Harris called for requests to remove any item from the Consent Agenda for separate discussion. No items were requested to be removed.

Mayor Harris announced that Item 8A needed a Public Hearing conducted.

8A. Conduct a public hearing, consider and act on the second reading of Ordinance No. 2025-67 for a Zoning Concept Scheme request to rezone the project site from P-EC Employment Center to Planned Development District (“PDD”) with a base district of P4, for the area described as being 7.398 +/- acres out of the Steel Yard Subdivision, Lot 3, located at 2002 SH 95, Bastrop, TX 78602, within the city limits of Bastrop, Texas.

Submitted by: James E. Cowey, Director of Development Services

Mayor Harris opened the Public Hearing at 8:06 p.m. for the property rezone of 2002 SH 95 listed in Item 8A.

Public Hearing: No comments were submitted.

Mayor Harris closed the Public Hearing at 8:07 p.m. for the property rezone of 2002 SH 95 listed in Item 8A.

* * * *

After the public hearing of Consent Agenda Item 8A, the following motion was made:

MOTION: Mayor Pro-Tem Kirkland moved to approve the Consent Agenda (Items 8A through 8G) as presented after Item 8A was read into record by Mayor Harris. Council Member Plunkett seconded the motion. Motion carried unanimously.

9. ITEMS FOR INDIVIDUAL CONSIDERATION

9A. Conduct a public hearing, consider and act on Ordinance No. 2026-01 to approve and adopt the 2026 Schedule of Uniform Submittal Dates for Plats in accordance with the Bastrop Building Block (B³) Code Section 2.3.004 Annual Adoption of Schedule of Uniform Submittal Dates, and the Bastrop Building Block (B³) Technical Manual Section 1.2.002 Uniform Submittal Dates, as shown in Exhibit A, and move to include on the January 27, 2026 Consent Agenda City Council for the second reading.

Submitted and Presented by: James E. Cowey, Director of Development Services

Mayor Harris opened the Public Hearing at 8:10 p.m. for the 2026 Schedule of Uniform Submittal Dates for Plats listed in Item 9A.

Public Hearing: No comments were submitted.

Mayor Harris closed the Public Hearing at 8:10 p.m. for the 2026 Schedule of Uniform Submittal Dates for Plats listed in Item 9A.

MOTION: Council Member Plunkett moved to approve the first reading of Ordinance No. 2026-01 as presented and to include on the January 27, 2026, agenda for the second reading. Council Member Meyer seconded the motion.

10. EXECUTIVE SESSION

Mayor Harris closed the Open Meeting to convene the City Council into Executive (Closed) Session at 8:10 p.m. pursuant to Texas Government Code, Chapter 551 as follows:

10A. Section 551.087 to discuss and deliberate regarding a proposed Economic Development project to locate within the City.

11. TAKE ANY NECESSARY OR APPROPRIATE ACTION ON MATTERS POSTED FOR CONSIDERATION IN CLOSED/EXECUTIVE SESSION

Mayor Harris reconvened the City Council into the Open Session at 8:53 p.m. and called for any action as a result of the Executive Session.

10A. Section 551.087 to discuss and deliberate regarding a proposed Economic Development project to locate within the City.

No action was taken on Item 10A.

12. ADJOURNMENT

Upon receiving a motion duly made and a second to adjourn, Mayor Harris adjourned the January 13th Regular Meeting at 8:53 p.m.

CITY OF BASTROP, TEXAS

Ishmael Harris, Mayor

ATTEST:

Victoria Psencik, Assistant City Secretary



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider action to approve Resolution No. R-2026-10 of the City Council of the City of Bastrop, Texas, awarding a contract for the mowing of City Parks and Public Buildings to Community Lawn, LLC. in the amount of fifty-two thousand, and twenty dollars (\$52,020.00) as attached as Exhibit A; authorizing the City Manager to execute all necessary documents for the contract; providing for a repealing clause; and establishing an effective date.

AGENDA ITEM SUBMITTED BY:

Submitted by: Jason Alfaro, Director of Parks and Recreation

BACKGROUND/HISTORY:

This item is to better manage the appearance of the City's parks, open space and public facility areas. The contract reduced the number of mowing visits from forty-three (43) and thirty-six (36) to twenty-six (26) and eighteen (18) times per year. The Contract term will be for twelve (12) months. The contract will automatically renew for a 12-month period beginning January 2027, for two (2) consecutive 12-month terms, or on a month-to-month basis, unless terminated by either party.

The City is required to maintain its parks, open space areas and public facilities in a manner that is aesthetically pleasing, and in such a way as to minimize hazards.

These funds were budgeted into the Parks and Recreation budget (Contractual Services line item 101-23-00-5561).

FISCAL IMPACT:

\$52,020.00

RECOMMENDATION:

Consider action to approve Resolution No. R-2026-10 of the City Council of the City of Bastrop, Texas, awarding a contract for the mowing of city parks and public buildings to Community Lawn, LLC. in the amount of fifty-two thousand and twenty dollars (\$52,020.00); authorizing the City Manager to execute all necessary documents for the contract; providing for a repealing clause; and establishing an effective date.

ATTACHMENTS:

1. Resolution
2. Bid Tabulation

RESOLUTION NO. R-2026-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AWARDING A CONTRACT FOR THE MOWING OF VARIOUS PARKS AND PUBLIC FACILITIES, TO COMMUNITY LAWN, LLC. IN THE AMOUNT OF FIFTY-TWO THOUSAND AND TWENTY DOLLARS (\$52,020.00); AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDINGFOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City Council has appointed the City Manager as the Chief Administrative Officer of the City; and

WHEREAS, The City Manager is responsible for the proper administration of all affairs of the City; and

WHEREAS, The City Council has the steadfastness to ensure the maintenance of our city Parks and rights-of-ways; and

WHEREAS, The City of Bastrop has received all proposals, and found the lowest responsible bidder to be qualified.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: That the City Manager is hereby authorized to execute a contract, to Community Lawn, LLC., for the annual mowing of Hunter's Crossing in the amount of fifty-two thousand and twenty Dollars (\$52,020.00).

Section 2: That the City Council of the City of Bastrop has found Community Lawn LLC., to be a subject matter expert in the field of landscape care and maintenance.

Section 3: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 27th day of January 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Micheal Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney



City of Bastrop Public Works
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8920

BID OPENING TABULATION

Bid Number: PKS-2026-01

Bid Title: MAINTENANCE, MOWING & LANDSCAPING SERVICES for PARKS AND PUBLIC BUILDINGS

Opening Date: DECEMBER 31, 2025

Opening Time: 1:00 P.M

Opened By: Jason Alfaro TITLE: Director Parks and Recreation

Verified By: Sandy Holder Title: Public Works Technician

VERIFICATION SIGNATURE: Sandy Holder

NOTES:

PUBLIC/BIDDERS IN ATTENDANCE:

**** AWARD TO BE MADE FOLLOWING STAFF REVIEW/RECOMMENDATION AND CITY COUNCIL APPROVAL AT A LATER DATE. ****

Selection Criteria.

The City will evaluate each qualified Proposal and select a single Bidder based on criteria deemed important to providing a competent provider to provide the type of work and services outlined in this RFP. Each Proposal will be ranked by the following criteria:

- Professionalism and completeness of the Proposal
- Ability to perform
- Detail in which service is described
- Experience and references
- Proposed costs

REQUIRED BID DOCUMENTATION AND ATTACHMENTS (CHECK EACH ITEM SUBMITTED) and BID AMOUNT TABULATION

COMPLETE BIDDER CONTACT INFO IN PACKET	ORIGINAL, COPY (1), & FLASH DRIVE	SIGNATURES & COMPANY INFO (page 7)	REFERENCES MINIMUM OF 3 (PAGE 12)	PRICE & BID PROPOSAL SHEET	CONFLICT OF INTEREST FORM (CIQ FORM) (PAGE 29)	A. See Description Below	Addendum		Total Bid
Wittig Holdings LLC	No Full Bid Sheet flash drive	✓	✓	✓	✓				\$47,850.00
Community Lawn	1 Bid and Flash	✓	✓	✓	✓				\$52,020.00
Earthworks Landscape	2 Incomplete Bid-No Flash	✓	✓	✓	✓				\$49,365.90
Green World Care		✓	✓	✓	✓				\$73,115.52
Kyle Landscaping	1 Bid No flash	✓	✓	✓	✓				\$80,192.34
Brightview Landscape	1 Incomplete Bid and Flash	✓	✓	✓	✓				\$55,771.66
Yellowstone Landscape	1 Bid and Flash	✓	✓	✓	✓				\$79,524.24
Storm Water Solutions	Wrong Bid in Packet								\$ NO BID
Maldanado Nursey	1 Bid and Flash	✓	✓	✓	✓				\$10,679.36 - 8343.78
Rotolo Consultants		✓	✓	✓	✓				\$84,0162.00
Pro-Cut Lawn	1 Bid and Flash	✓	✓	✓	✓				\$106,956.00
130 South	1 Bid and Flash	✓	✓	✓	✓				\$59,041.84
UTZ Environmental	No Full Bid Sheet flash drive	✓	✓	✓	✓				\$70,564.18
CY' Services	No Full Bid Sheet flash drive	✓	✓	✓	✓				\$52,482.00
Unity Contractors		✓	✓	✓	✓				\$ 148,720.00

*Per House Bill 1295, this form must be signed prior to submitting signed Contract. We must have a completed, printed & signed Form 1295 with the certification of filing number. The City must acknowledge receipt of the filed form not later than the 30th day after receipt of the form.

1311 Chestnut Bastrop, TX 78602

Phone: (512)332-8800 www.cityofbastrop.org



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider action to approve Resolution No. R-2026-11 of the City Council of the City of Bastrop, Texas, awarding a contract for the mowing of City Rights-of-Way to Community Lawn, LLC. in the amount of fifty-four thousand, six hundred Dollars (\$54,600.00) as attached as Exhibit A; authorizing the City Manager to execute all necessary documents for the contract; providing for a repealing clause; and establishing an effective date.

AGENDA ITEM SUBMITTED BY:

Submitted by: Jason Alfaro, Director of Parks and Recreation

BACKGROUND/HISTORY:

This item is to better manage the appearance of the City's rights-of-way areas. The contract reduced the number of mowing visits from forty-three (43) to twenty-six (26) times per year. Additionally, the new contract will also include trash removal during the non-mowing visits. The Contract term will be for twelve (12) months. The contract will automatically renew for a 12-month period beginning January 2027, for two (2) consecutive 12-month terms, or on a month-to-month basis, unless terminated by either party.

The City is required to maintain its parks and right-of-way areas in a manner that is aesthetically pleasing, and in such a way as to minimize hazards.

These funds were budgeted into Streets and Drainage budget (Contractual Services line item 110-18-00-5561).

FISCAL IMPACT:

\$54,600.00

RECOMMENDATION:

Consider action to approve Resolution No. R-2026-11 of the City Council of the City of Bastrop, Texas, awarding a contract for the mowing of City Right-of-Ways to Community Lawn, LLC. in the amount of fifty-four thousand and six hundred (\$54,600.00); authorizing the City Manager to execute all necessary documents for the contract; providing for a repealing clause; and establishing an effective date.

ATTACHMENTS:

- Resolution
- Bid Tabulation

RESOLUTION NO. R-2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AWARDING A CONTRACT FOR THE MOWING OF VARIOUS CITY RIGHT OF WAYS, TO COMMUNITY LAWN, LLC. IN THE AMOUNT OF FIFTY-FOUR THOUSAND AND SIX HUNDRED DOLLARS (\$54,600.00); AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDINGFOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City Council has appointed the City Manager as the Chief Administrative Officer of the City; and

WHEREAS, The City Manager is responsible for the proper administration of all affairs of the City; and

WHEREAS, The City Council has the steadfastness to ensure the maintenance of our city Parks and rights-of-ways; and

WHEREAS, The City of Bastrop has received all proposals, and found the lowest responsible bidder to be qualified.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: That the City Manager is hereby authorized to execute a contract, to Community Lawn, LLC., for the annual mowing of City Right Of Ways in the amount of fifty-four thousand, six hundred Dollars (\$54,600.00).

Section 2: That the City Council of the City of Bastrop has found Community Lawn LLC., to be a subject matter expert in the field of landscape care and maintenance.

Section 3: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 27th day of January 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Micheal Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney



City of Bastrop Public Works
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8920

BID OPENING TABULATION

Bid Number: PKS-2026-02

Bid Title: MAINTENANCE, MOWING & LANDSCAPING SERVICES for PARKS AND
HIGHWAY 71 and CITY PUBLIC RIGHT-OF-WAYS
(ROW's)

Opening Date: DECEMBER 31, 2025

Opening Time: 2:00 P.M

Opened By: Jason Alfaro **Title:** Director of Parks and Recreation

Verified By: Sandy Holder **Title:** Public Works Technician
VERIFICATION SIGNATURE: Sandy Holder

NOTES:

PUBLIC/BIDDERS IN ATTENDANCE:

**** AWARD TO BE MADE FOLLOWING STAFF REVIEW/RECOMMENDATION AND CITY COUNCIL APPROVAL AT A LATER DATE. ****

Selection Criteria.

The City will evaluate each qualified Proposal and select a single Bidder based on criteria deemed important to providing a competent provider to provide the type of work and services outlined in this RFP. Each Proposal will be ranked by the following criteria:

- Professionalism and completeness of the Proposal
- Ability to perform
- Detail in which service is described
- Experience and references
- Proposed costs

REQUIRED BID DOCUMENTATION AND ATTACHMENTS (CHECK EACH ITEM SUBMITTED) and BID AMOUNT TABULATION

Item 9B.

COMPLETE BIDDER CONTACT INFO IN PACKET	ORIGINAL, COPY (1), & FLASH DRIVE	SIGNATURES & COMPANY INFO (page 7)	REFERENCES MINIMUM OF 3 (PAGE 12)	PRICE & BID PROPOSAL SHEET	CONFLICT OF INTEREST FORM (CIQ FORM) (PAGE 29)	A. See Description Below	Addendum		Total Bid
Wittig Holdings LLC	No Full Bid Sheet flash drive	✓	✓	✓	✓				\$80,535.00 - Alt 1132.08-94,120.00
Community Lawn	1 Bid and Flash	✓	✓	✓	✓				\$39,000.- Alt 54,600.00
Earthworks Landscaping	Bids no Flash	✓	✓	✓	✓				\$103,819.48 alt-168,450.28
Green World Care	Bids & Flash Drive	✓	✓	✓	✓				\$200,460.00 ALT-231,660.00
Kyle Landscaping	1 Bid No flash	✓	✓	✓	✓				\$109,640.70 ALT 138,899.02
Brightview Landscape	1 Bid and Flash	✓	✓	✓	✓				\$126,842.56 ALT 181,398.10
Yellowstone Landscape	1 Bid and Flash	✓	✓	✓	✓				\$84,318.00 ALT \$112,918.00
Pro-Cut Lawn	1 Bid and Flash	✓	✓	✓	✓				\$49,380.00 ALT 31,200.00
Rotolo Consultants	Bids& Flash Drive	✓	✓	✓	✓				\$173,526.84 ALT \$186,880.19
CY' Services	No Full Bid Sheet flash drive	✓	✓	✓	✓				\$92,820.00 ALT \$135,330.00
Unity Contractors	1 Bid and Flash	✓	✓	✓	✓				\$118,040. 00 ALT \$157,040.00

***Per House Bill 1295, this form must be signed prior to submitting signed Contract. We must have a completed, printed and signed Form 1295 with the certification of filing number. The City must acknowledge receipt of the filed form not later than the 30th day after receipt of the form.**

1311 Chestnut Bastrop, TX 78602

Phone: (512)332-8800 www.cityofbastrop.org



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider action to approve Resolution No. R-2026-12 of the City Council of the City of Bastrop, Texas, awarding a contract for the mowing of Hunter's Crossing to Pro Cut Lawn. in the amount of fifty-three thousand, four hundred dollars (\$53,400.00) as attached as Exhibit A; authorizing the City Manager to execute all necessary documents for the contract; providing for a repealing clause; and establishing an effective date.

AGENDA ITEM SUBMITTED BY:

Submitted by: Jason Alfaro, Director of Parks and Recreation

BACKGROUND/HISTORY:

This item is to better manage the appearance of the City's parks and open space areas. The contract reduced the number of mowing visits from thirty-six (36) to twenty-six (26) times per year. The Contract term will be for twelve (12) months. The contract will automatically renew for a 12-month period beginning January 2027, for two (2) consecutive 12-month terms, or on a month-to-month basis, unless terminated by either party.

The City is required to maintain its parks and open space areas in a manner that is aesthetically pleasing, and in such a way as to minimize hazards.

These funds were budgeted into the Parks and Recreation budget (Hunter's Crossing line item 710-00-00-5300).

FISCAL IMPACT:

\$53,400.00

RECOMMENDATION:

Consider action to approve Resolution No. R-2026-12 of the City Council of the City of Bastrop, Texas, awarding a contract for the mowing of Hunter's Crossing to Pro Cut Lawn in the amount of fifty-three thousand and four hundred dollars (\$53,400.00); authorizing the City Manager to execute all necessary documents for the contract; providing for a repealing clause; and establishing an effective date.

ATTACHMENTS:

1. Resolution
2. Bid Tabulation

RESOLUTION NO. R-2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS, AWARDING A CONTRACT FOR THE MOWING OF HUNTER'S CROSSING, TO PRO CUT LAWN IN THE AMOUNT OF FIFTY-THREE THOUSAND AND FOUR HUNDRED DOLLARS (\$53,400.00); AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The City Council has appointed the City Manager as the Chief Administrative Officer of the City; and

WHEREAS, The City Manager is responsible for the proper administration of all affairs of the City; and

WHEREAS, The City Council has the steadfastness to ensure the maintenance of our city Parks and rights-of-ways; and

WHEREAS, The City of Bastrop has received all proposals, and found the lowest responsible bidder to be qualified.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1: That the City Manager is hereby authorized to execute a contract, to Pro Cut Lawn for the annual mowing of Hunter's Crossing in the amount of fifty-three thousand, four hundred Dollars (\$53,400.00).

Section 2: That the City Council of the City of Bastrop has found Pro Cut Lawn, to be a subject matter expert in the field of landscape care and maintenance.

Section 3: All orders, ordinances, and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4: That this Resolution shall take effect immediately upon its passage, and it is so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop this 27th day of January 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Micheal Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney



City of Bastrop Public Works
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8920

BID OPENING TABULATION

Bid Number: PKS-2026-03

Bid Title: MAINTENANCE, MOWING & LANDSCAPING SERVICES for PARKS AND HUNTER'S CROSSING

Opening Date: DECEMBER 31, 2025

Opening Time: 3:00 P.M

Opened By: Jason Alfaro **Title:** Director of Parks and Recreation

Verified By: Sandy Holder **Title:** Public Works Technician

VERIFICATION SIGNATURE: Sandy Holder

NOTES:

PUBLIC/BIDDERS IN ATTENDANCE:

**** AWARD TO BE MADE FOLLOWING STAFF REVIEW/RECOMMENDATION AND CITY COUNCIL APPROVAL AT A LATER DATE. ****

Selection Criteria.

The City will evaluate each qualified Proposal and select a single Bidder based on criteria deemed important to providing a competent provider to provide the type of work and services outlined in this RFP. Each Proposal will be ranked by the following criteria:

- Professionalism and completeness of the Proposal
- Ability to perform
- Detail in which service is described
- Experience and references
- Proposed costs

REQUIRED BID DOCUMENTATION AND ATTACHMENTS (CHECK EACH ITEM SUBMITTED) and BID AMOUNT TABULATION

COMPLETE BIDDER CONTACT INFO IN PACKET	ORIGINAL, COPY (1), & FLASH DRIVE	SIGNATURES & COMPANY INFO (page 7)	REFERENCES MINIMUM of 3 (PAGE 12)	PRICE & BID PROPOSAL SHEET	CONFLICT OF INTEREST FORM (CIQ FORM) (PAGE 29)	A. See Description Below			Total Bid
Wittig Holdings LLC	Bid pages only Flash	✓	✓	✓	✓				\$70,485.00
Community Lawn	1 Bid and flash	✓	✓	✓	✓				\$47,000.00
Earthworks Landscape	1 Incomplete Bid and Flash	✓	✓	✓	✓				\$111,426.00
Kyle Landscaping	1 Bid No flash	✓	✓	✓	✓				\$98,005.18
Brightview Landscape	1 Bid and Flash	✓	✓	✓	✓				\$77,294.93
Yellowstone Landscape	1 Bid and Flash	✓	✓	✓	✓				\$65,323.14
Storm Water Solutions	Wrong Bid in Packet								\$ NO BID
Maldanado Nursey	1 Bid and Flash	✓	✓	✓	✓				\$138,157.39
Rotolo Consultants		✓	✓	✓	✓				\$122,592.69
Pro-Cut Lawn	1 Bid and Flash	✓	✓	✓	✓				\$53,400.00
130 South	1 Bid and Flash	✓	✓	✓	✓				\$103,177.45
UTZ Environmental	2 Bid copies	✓	✓	✓	✓				\$113,300.01
CY' Services	1 Incomplete Bid and Flash	✓	✓	✓	✓				\$80,175.00
Unity Contractor	1 Bid and Flash	✓	✓	✓	✓				\$398,550.00

*Per House Bill 1295, this form must be signed prior to submitting signed Contract. We must have a completed, printed and signed Form 1295 with the certification of filing number. The City must acknowledge receipt of the filed form not later than the 30th day after receipt of the form.

1311 Chestnut Bastrop, TX 78602

Phone: (512)332-8800 www.cityofbastrop.org

Item 9C.



STAFF REPORT

MEETING DATE: January 27, 2026

TITLE:

Consider and act on Resolution No. R-2026-18, authorizing the City Manager to award the Request for Proposals (RFP) for Indefinite Delivery Indefinite Quantity (IDIQ) for Street Paving Maintenance Services to 4 companies as shown in Exhibit A; authorizing the City Manager to negotiate and execute all necessary documents with selected companies; providing for a repealing clause; and establishing an effective date.

AGENDA ITEM SUBMITTED BY:

Andres Rosales, Assistant City Manager

BACKGROUND/HISTORY:

On November 26, 2025, the City of Bastrop issued a Request for Proposals (RFP) for Indefinite Delivery Indefinite Quantity (IDIQ) for Street Paving Maintenance Services (RFP No. PW-2025-03). The deadline to submit proposals in response to the RFP expired on December 11, 20254.

The City received a total of 5 submittals. One proposal was rejected due to non-eligible information being submitted.

The respondents selected for each category are as follows:

- Bennett Paving, Inc.
- Lone Star Paving Company
- Alpha Paving Industries, LLC.
- Texas Material Group, Inc.

FISCAL IMPACT:

Contracts will be issued at a later date after negotiations with each company and on an as-needed basis.

RECOMMENDATION:

Authorize the City Manager to proceed with contract negotiations as necessary with the selected respondents.

ATTACHMENTS:

1. Resolution No. R-2026-18

RESOLUTION NO. R-2026-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AUTHORIZING THE CITY MANAGER TO AWARD THE REQUEST FOR PROPOSALS FOR INDEFINITE DELIVERY INDEFINITE QUANTITY (IDIQ) STREET PAVING MAINTENANCE SERVICES TO FOUR (4) COMPANIES; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Bastrop issued a Request for Proposals for Indefinite Delivery Indefinite Quantity (IDIQ) Street Paving Maintenance Services, RFP No. PW-2025-03, on November 26, 2025; and

WHEREAS, the deadline for submission of proposals expired on December 11, 2025, and five (5) proposals were received, of which one (1) was deemed non-responsive; and

WHEREAS, after evaluation of the eligible proposals, City staff recommends awarding IDIQ Street Paving Maintenance Services to Bennett Paving, Inc., Lone Star Paving Company, Alpha Paving Industries, LLC, and Texas Material Group, Inc., and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS:

Section 1. The City Manager is hereby authorized to award the Request for Proposals for Indefinite Delivery Indefinite Quantity (IDIQ) Street Paving Maintenance Services (RFP No. PW-2025-03) to the four (4) companies identified herein.

Section 2. The City Manager is further authorized to negotiate, execute, and administer all necessary contracts and related documents with the selected companies in accordance with applicable law.

Section 3. This resolution shall take effect immediately from and after its passage, and it is duly resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Bastrop, this 27th day of January 2026.

APPROVED:

Ishmael Harris, Mayor

ATTEST:

Michael Muscarello, City Secretary

APPROVED AS TO FORM:

City Attorney



STAFF REPORT

MEETING DATE: January 21, 2026

TITLE:

Consider and act on Resolution R2026-21 to purchase shade covers for Mayfest arena in an amount not to exceed \$477,110 to ShadePro, LLC, BuyBoard No. 781-25 to design, manufacture, and install shade covers over the seating areas and pen areas.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:

In 2025, the City authorized a feasibility study to analyze the potential costs & feasibility of the site to add a cover over the rodeo arena in an amount not to exceed \$50,000.

The study (Attachment 1) was assigned to FreelandTurk Engineering. FreelandTurk returned the preliminary cost of the design at \$8,366,600 and included shade covers, bleachers, and other items. (Attachment 2)

Alternatively, the scope was amended to include shade covers, and the scope increased from \$50,000 to \$53,000. (Attachment 3)

The returned opinion of probable cost (OPC) was estimated at \$4,160,000 which included the shade on both sides of the arena and bleachers, among other items. (Attachment 4)

Obviously, both of those costs are out of reach to the City. As an alternative to both options, ShadePro, a BuyBoard vendor, was approached to provide alternate shade options.

Staff met onsite with ShadePro in January 2026. ShadePro provided alternate options to shades. (Attachment 5)

Option 1: 20' cantilever shades over the bleacher areas only - \$264,000

Option 2: 24" cantilever shades over the bleacher areas only - \$340,200

Option 3: 45' and 30' interlocking 4 post shades over the bleacher areas only - \$287,440

Option 4: Same as option 3 but ADD cover over the animal pen areas - \$477,110

FISCAL IMPACT:

Bond 2025 Quality of Life Funds

Staff had previously estimated \$520,000 to purchase the Pine Street House that could eventually become a museum in the South End. Staff were unable to secure a purchase agreement in that price range, and the home has now come off of the market. That leaves \$42,890 in that line item that can be used for additional bleachers.

There is a need for additional bleachers. This is an item, an amateur sporting event, that is eligible for economic development funds.

Bleachers and the associated concrete work on the vacant areas in the arena are estimated at \$130,000-150,000.

RECOMMENDATION:

Approve the purchase.

ATTACHMENTS:

1. Attachment 1- Approval for Feasibility Study
2. Attachment 2- Results of Feasibility
3. Attachment 3- Amended scope
4. Attachment 4-Shade cover cost-FreelandTurk
5. Attachment 5- Shade cover cost – ShadePro
6. Attachment 6- Images

Activation – Rodeo Arena Roof

Amendment to Exhibit A-2 - Scope of Work

8-13-2025

Project Background

The City of Bastrop is considering the construction of an open-air roof structure over the existing rodeo arena located at 25 American Legion Park in Bastrop (Mayfest Hills Park). The City needs an Opinion of Probable Construction Costs for this project for budgeting purposes. The improvements include:

Civil

- Site preparation
- SW3P
- Underground Roof / Rainwater Drainage Collection System
- Detention Pond
- Rainwater Collection Tank System

Architectural / MEP

- Site Access – Safety Exit Modifications
- Under-roof lighting
- Fire Protection - Sprinkler System
- Under Roof Fans
- Public Address System

Structural

- Metal Roof Structure & Foundation (Piers)

Freeland Turk Scope of Work

Freeland Turk shall prepare a brief report and prepare an Opinion of Probable Construction Cost for an open-air roof structure over the existing rodeo arena:

1. Manage the cost estimating effort, including coordinating subconsultants and vendors (Architect, MEP, Structural, Metal Building, and Manufacture and Erector)
2. Prepare a brief report documenting project requirements, describing the proposed improvements, and documenting critical design related assumptions. The brief report shall contain a project layout showing the general location of improvements and pre-prepared product information demonstrating function and appearance.

3. The brief report shall contain an Opinion of Probable Construction Cost, estimate of engineering fees, and contingencies for the proposed improvements listed herein.

City of Bastrop Responsibilities

1. Provide one point of contact for decision-making and directions.
2. Provide all project requirements.
3. Upon request from Freeland Turk, provide relevant project-specific background information that Bastrop possesses.

Disclaimer

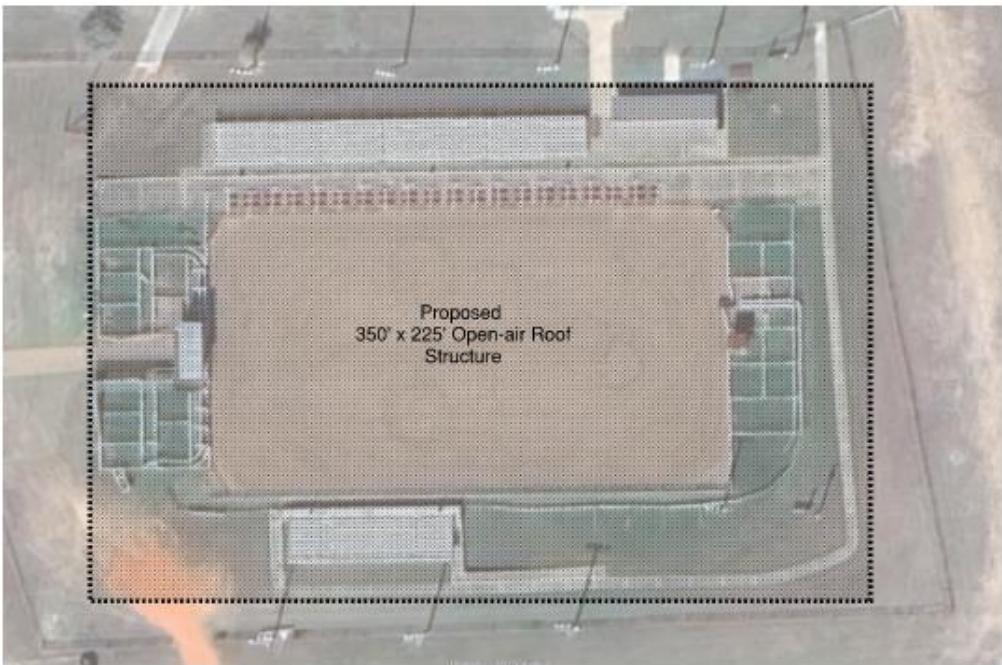
The deadline for this assignment does not allow enough time for thorough vetting of project requirements, concepts, and project costs. This information provided based on conceptual efforts and should be used for budget level purposes only.

Schedule

Freeland Turk shall deliver to the City of Bastrop the brief report and Opinion of Probable Construction Cost within 45 days of notice to proceed.

Compensation

FTEG will provide the scope of work as described on an hourly basis plus reimbursable expenses in accordance with Freeland Turk's 2025 Billing Rate Schedule (attached). Freeland Turk's billings will not exceed **\$49,999** without the City of Bastrop's approval.



Proposed
350' x 225' Open-air Roof
Structure

SHEET:
Exhibit - 1
JOB:
DATE: 7-9-25

**City of Bastrop
Mayfield Hill Park Rodeo
Arena
Open Air Roof Structure**



18830 Forty Six Parkway, Building 2, Suite B, Spring Branch, TX 78070
www.freelandturk.com TRPC PRM F-21047

Scale 1" = 50'

2025 Billing Rate Schedule
Freeland Turk Engineering Group, LLC

The following rate schedule is in effect for the calendar year specified and is subject to change after December 31, 2025.

Hourly Rates

Principal	\$ 225/hour
Senior Project Manager	\$ 215/hour
Project Manager	\$ 200/hour
Sr. Design Engineer (P.E.)	\$ 180/hour
Design Engineer (P.E.)	\$ 165/hour
Engineering in Training - 2	\$ 150/hour
Engineering in Training - 1	\$ 140/hour
Sr. Design Technician	\$ 125/hour
Design Technician	\$ 115/hour
Construction Inspector	\$ 115/hour
Engineering Intern	\$ 95/hour
Administrative/Support Staff	\$ 95/hour

Reimbursable Expenses

Mileage – Current IRS Standard Mileage Rate times Miles Traveled

Inside Office Printing - \$0.05 per page

Outside/Contract Printing & Plotting – Direct Cost plus 15%

Shipping – Direct Cost plus 15%

Other miscellaneous expenses – Direct Cost plus 15%

Overnight travel expenses (airfare, hotel, meals, rental cars, etc.) – Direct Cost plus 15%

Sub-consultants – Direct Cost plus 15%

October 15, 2025

Sylvia Carrillo
City Manager
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Rodeo Arena Roof

Dear Ms. Carrillo,

This letter report summarizes the Opinion of Probable Construction Cost (OPCC) prepared by Freeland Turk for an open-air roof structure over the existing rodeo arena located at Mayfest Hills Park in Bastrop.

Project Description

The City of Bastrop is exploring the feasibility of constructing an open-air roof over the existing rodeo arena, including the spectator bleachers and chutes areas. The following items represent improvements necessary to support the proposed roof structure and ensure compliance with current building codes and site conditions:

- The desired steel roof structure, with dimensions of 225' x 350' adequately covers the arena, bleachers, and chutes.
- The existing concession stand (north) and announcer's booth conflict with the proposed roof columns and must be demolished and replaced to accommodate the proposed roof structure.
- The roof structure foundation consists of 30 4-pier cap structures at each column, one at each column. Due to the uneven site topography, pier cap elevations—particularly on the east side—will vary, with portions of the foundation exposed above grade to account for slope differences.
- Installation of the roof structure will trigger multiple building and safety code requirements, including fire protection, fire alarms, lighting, air circulation, and internal electrical power upgrades.
- Certain sidewalk and ADA ramp segments will conflict with the new roof columns and must be removed and reconstructed.
- The addition of the roof will substantially increase impervious surface area, necessitating a detention pond and associated storm sewer improvements to mitigate increased runoff.
- Additional on- and off-site electrical improvements will be required to handle the increased power demand and maintain code compliance. The City intends to complete these improvements separately at a cost to be determined later.
- The suggested budget amount for the required improvements is \$8.4M, which includes construction, 20% contingency, and 10% for architectural, engineering, and other project development related costs.

The following enhancements are not required but are recommended to improve the overall functionality, accessibility, and user experience of the facility:

- The roof will alter the arena's acoustics. Therefore, new PA system is recommended to ensure optimal sound clarity and performance.
- Install new **east-side bleachers** to increase seating capacity by approximately 490 seats—from 1,724 to 2,214 total.
- Add sidewalks, ADA ramps, and other circulation improvements to enhance pedestrian connectivity and accessible routes.
- Construct a new entry and ticketing area to improve crowd flow and reduce congestion.
- With very limited paved parking currently available, the City should consider constructing a 375-space paved parking lot west of the arena.
- The suggested budget amount for the optional improvements includes construction, 20% contingency, and 10% for architectural, engineering, other project development related costs.

The Freeland Turk Team

Freeland Turk assembled a multidisciplinary team of consultants and suppliers to assist in developing design concepts and cost estimates for the roof structure and related improvements.

Project Manager / Civil	Freeland Turk Engineering Group
Architect / MEP	DHR Architects
Fire Protection	Fire Protection Consulting Group
Structures (foundation)	Shangrila Engineers
Metal Buildings	Texas Steel Buildings

The Opinion of Probable Construction Cost

The attached OPCC provides a detailed breakdown of the project scope, including the type and description of improvements, justifications, assumptions, and budget estimates. The OPCC is divided into two categories:

1. Required Improvements – Elements essential to construction or mandated by code.
2. Optional Improvements – Recommended items presented in a “menu-style” format for City consideration.

Exhibits

The following exhibits accompany this report and provide visual context for the proposed improvements:

- Exhibit No. 1 – Rodeo Arena Site Layout
- Exhibit No. 2 – Rodeo Arena Roof Structure
- Exhibit No. 3 – Rodeo Arena Roof Foundation Structure
- Exhibit No. 4 – Rodeo Arena Site/Civil Improvements

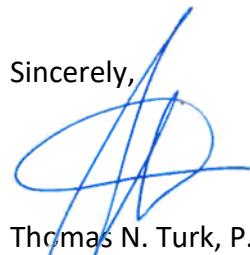
Next Steps

Freeland Turk suggests the following activities prior to closing out this assignment.

- Conduct a review meeting between the Freeland Turk Team and City staff to discuss this report and gather feedback.
- Incorporate City input to refine or expand the project scope and cost elements as appropriate.
- Update the OPCC and support documentation based on feedback.
- Present the finalized report and recommendations to relevant committees and the **City Council** for further direction.

If you should have any questions regarding the Project or this report, please contact me tturk@freelandturk.com (830) 322-7253.

Sincerely,



Thomas N. Turk, P.E.

Principal

BASTROP RODEO ARENA ROOF - OPINION OF PROBABLE CONSTRUCTION COST

Date: October 15, 2025

TYPE OF IMPROVEMENT	DESCRIPTION	SUGGESTED BUDGET	JUSTIFICATION	NOTES
Required Improvements				
Canopy / Roof - Structure	350' x 255' Arena Canopy (steel structure and labor)	\$1,980,000	Owner Requested Improvement	Open-air roof structures covers arena, bleachers, and chutes
Canopy /' Roof - Foundation	4-Pier cap concrete structure at each column (30 total)	\$2,255,000	Required: Structures required to support the proposed canopy	Assumption: Concept design prepared without the benefit of a geotechnical report and corresponding soil related design parameters.
Canopy / Roof - Fire Protection	Automatic Sprinkler system, Riser valves and compressor. Nitrogen generator system. Underground fire main. Backflow preventer, Fire pump in pre-manufactured pump house, Fire Pump	\$1,083,500	Required: Meets code for an Assembly Group A-4 occupancy under IBC Section 303.5	Assumption: Dry-pipe sprinkler system, Heated riser room; 4 systems, 165LF 8" C-900 underground fire main, 8" DCVA, Installed in outside Vault; Standard fire pump equipment, 6" slab-on-grade; 10x20'
Canopy / Roof - Fire Alarm	Fire alarm System (Voice EVAC) with monitoring equipment.	\$489,500	Required: Meets code for a 78,750 sf building/structure with >1,000 occupants.	Assumption: VoiceEVAC type with cellphone dialer included.
Canopy / Roof - Lighting & Relocation of Services	Site access lights/exit emergency lights and under-roof lighting. Relocation of two Existing Electrical services	\$357,500	Required: Overall project lighting system shall meet photometric levels as dictated by code. Safe and clear egress during an emergency must be illuminated. The two existing Electrical Service Drops need to be moved approximately 60 ft. from their present location.	Assumption: Existing power is enough for added electrical loads (Lighting, Fans and P.A. Systems). Each existing 400A electrical service drops will be relocated outside of the new roof structure to an accessible location. Existing equipment will be upgraded.
Canopy - Fans	Large diameter under-roof mounted fans across the covered area.	\$200,200	Required: For Health, Safety and Welfare of occupants, Under-roof fans shall be provided for air circulation. Ventilation may be through a ridge vent on the roof, and coordinated with Roof provider.	Assumption: Under-Roof fans including installation.
Site - Drainage	Canopy Storm Drainage Collection System and Detention Pond	\$550,000	Required: The proposed canopy structure significant increases stormwater runoff triggering requirements for stormwater conveyance and detention.	Assumption: City has right to discharge into existing pond located on adjacent property. Assumption: The existing pond has sufficient storage capacity and the dam is structurally adequate.
Canopy - Electrical Power Distribution for New Lighting, Fans & PA Systems.	Modifications to the existing Electrical Service.	\$356,400	Required: Necessary to serve power to the new systems.	Assumption: The existing Electrical Service, with modifications, will be used to serve the new systems.
Arena - Concession Building (North)	Demolition of Existing & Construction of New Concession Building. (1,250 SF).	\$605,000	Required: Existing concession building location is in conflict with proposed Roofing structure.	Assumption: Includes utility connections and service works.
Announcing Booth	Demolition of Existing & Construction of New Announcing Booth ~10-15 FT Above grade.	\$440,000	Required: Height of existing Announcing Booth is in conflict with the proposed Roofing Structure. Existing premanufactured stairs and platforms are in poor condition.	Assumption: Elevated Pre-manufactured metal booth, code compliant stairs & guardrails, ADA Access through a ramp system with landings and rails. PEMB Tie-in and PA rack wiring, outlets, lighting and a minisplit unit for air conditioning and ventilation.
Sidewalks	Demolition and Construction of New Sidewalks.	\$49,500	Required: Sections of the existing Sidewalks are in conflict with the new Roofing structure.	Assumptions: Demo and removal of existing concrete, haul and disposal. New concrete sidewalks 6" depth and 6ft wide, re-inforced, stone base, broom finish and joints.
On and Offsite Electrical Service Improvements and Upgrades		TBD		Assumption: Performed and funded by the City of Bastrop
Total for Required Improvements		\$8,366,600		
Recommended / Optional Improvements				
Canopy - Public Address System	Sound coverage, voice pickup devices, audio, live video, and accessories.	\$220,000	Recommended: New integrated system to support clear announcements, event coordination, safety messaging throughout the arena. Provides reliable performance and improves spectator experience.	Assumption: PTZ Cameras, with video switcher, 75" displays mounting hardware, mounted speakers, audio mixers, processor and amplifiers, microphones and mobile equip. rack. Includes 1 year provider support.
Arena - Concession Building (South)	Construction of New Concession Building. (1,250 SF).	\$550,000	Recommended: Serves occupants on South side of the Arena. Relieves High-volume & Heavy Pedestrian traffic toward a single Concession Building. Prevents obstruction of accessible routes.	Assumption: Includes utility connections and service works.
Arena - Additional Bleachers	Additional Bleachers.	\$330,000	Recommended: Additional bleachers on the south side of arena increasing seating capacity from 1724 to approximately 2214 (increase of 490 seats). Avoids standing viewers overcrowding at top of existing bleachers.	Assumption: Permanent Aluminum bleachers with steel understructure, code compliant aisles, guardrails, mid aisle rails, foundations/piers.
Sidewalks	New overall connecting Sidewalks.	\$137,500	Recommended: Additional sidewalks to improve accessible routes, and connect entire rodeo grounds with restrooms, bleachers, concessions bldgs. and main entrance.	Assumption: Demo and removal of existing concrete, haul and disposal. New concrete sidewalks 6", re-inforced, stone base, broom finish and joints. (3) ADA curb ramps.
Entrance & New Ticketing Booth	New stand-alone Premanufactured Steel Portal & Cmu Shell.	\$203,500	Recommended: Wide ADA-compliant Portal and Pathway funnels crowds efficiently towards seating. Reduces bottlenecks and overcrowding. Aids in signage and wayfinding references.	Assumption: Includes fabrication, erection, and paint of structural steel portal, footing & anchor cages, CMU ticket booth shell, with concrete apron, roof, sliding windows and HM Door installed. Finished interior with counter, shelving and trim. Lighting & Signage
Site - Parking	375 Spaces parking lot, storm drain system, and detention pond.	\$1,980,000	Owner Option	Parking lot located in Gills Branch Watershed. Required to detain 100-Year Proposed to 25-Yr. Existing

Exhibit No. 1

Rodeo Arena Site Layout

CITY OF BASTROP
PROPOSED RODEO ARENA SITE LAYOUT
25 AMERICAN LEGION DR, BASTROP, TEXAS

- SCHEMATIC -
NOT FOR
CONSTRUCTION

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THE DRAWING REMAINS THE PROPERTY OF THE ARCHITECT AND MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE DRAWING IS PROVIDED AS A GUIDE ONLY AND IS NOT A CONTRACTUAL DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE CONTRACT DOCUMENTS FOR ALL DESIGN REQUIREMENTS. THE CONTRACT DOCUMENTS SUPERSEDE THIS DRAWING. THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE CONTRACTOR AND MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE CONTRACTOR AND MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE CONTRACTOR AND MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR.

© 2025

SCHEMATIC SITE LAYOUT

PROJECT No.: 25-014
ISSUE DATE: 09/30/25
DRAWN BY: DHR
REVIEWED BY: DHR
ARCHITECT:
GABRIEL DURAND-HOLLIS, FAIA
LICENSE NUMBER: TX 10881

SHEET NO.:

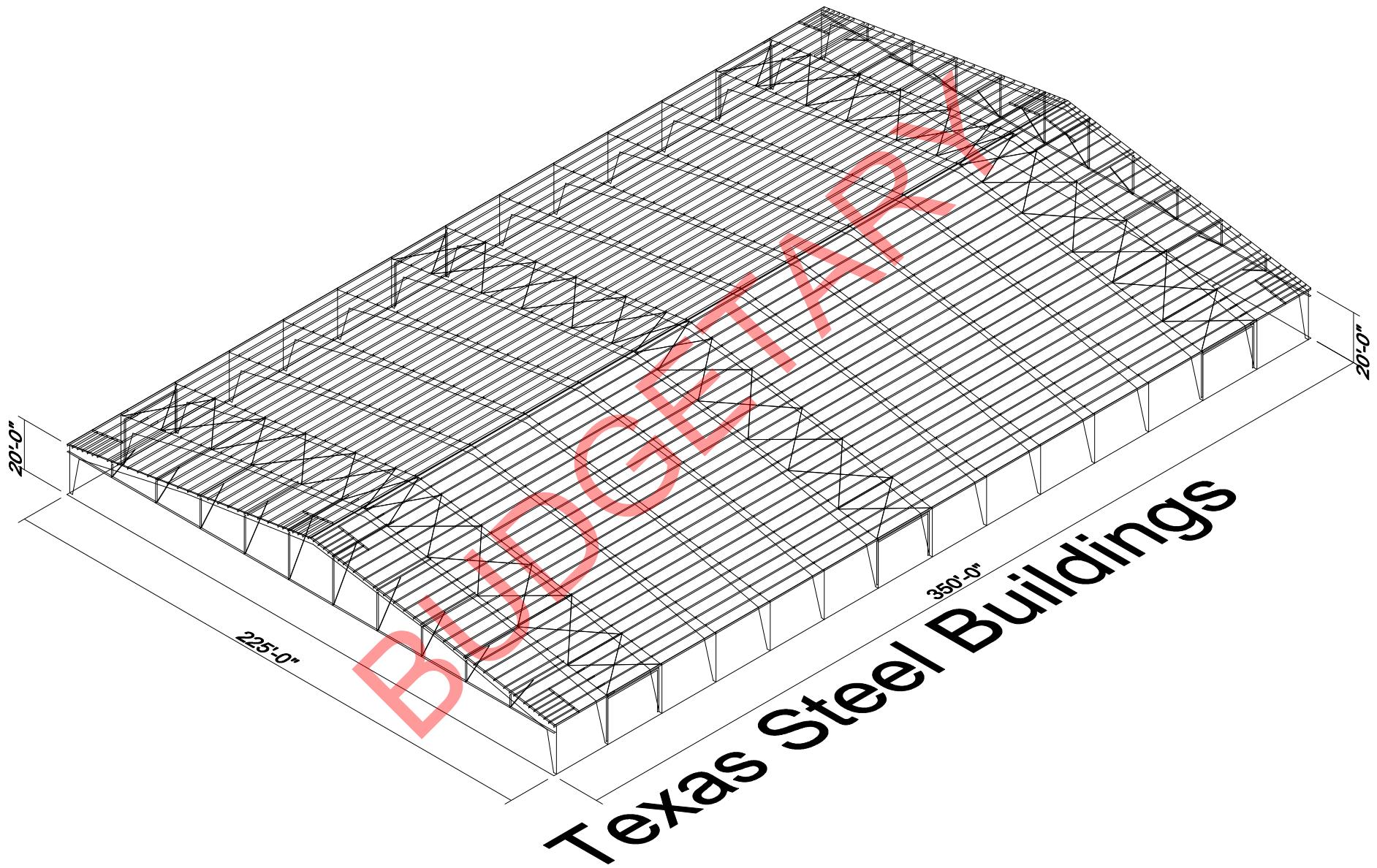
SCH-0

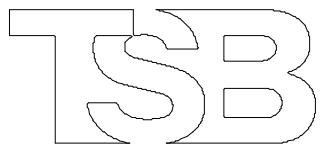


① Exhibit No. 1 - Rodeo Arena Site Layout
1" = 30'-0"

Exhibit No. 2

Rodeo Arena Roof Structure





TEXAS STEEL BUILDINGS

4056 FM 1960 Dayton, TX 77535

(832) 314-3555 www.texassteel.com

BUILDING LOADS / DESCRIPTION:

WIDTH: 225 LENGTH: 350 HEIGHT: 20 / 20
(BUILDING DIMENSIONS ARE NOMINAL. REFER TO PLANS).

THIS STRUCTURE IS DESIGNED UTILIZING THE LOADS INDICATED AND APPLIED AS REQUIRED BY: IBC 21

THE CONTRACTOR IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT.

ROOF DEAD LOAD: 3.00 PSF (ROOF PANELS & PURLINS)

COLLATERAL LOAD: 2.50 PSF SNOW EXPOSURE: 1.0000

ROOF LIVE LOAD: 20.00 PSF WIND EXPOSURE: C

ROOF SNOW LOAD: 3.50 PSF INTERNAL PRESSURE COEFF.:

GROUND SNOW LOAD: 5 PSF 0.00 / 0.00

BASIC WIND SPEED: 110 MPH SPECTRAL RESPONSE COEFF.:

SEISMIC ZONE: A Sds 0.06 Ss 0.06

THERMAL FACTOR: 1.00 Sd1 0.05 St 0.03

IMPORTANCE FACTORS: DESIGN BASE SHEAR, V.:

WIND LOAD 1.00 EXPANDED FORMULA 0.01*W

SNOW LOAD 1.0000 LONGITUDINAL 6.09

SEISMIC LOAD 1.00 TRANSVERSE 6.32

GENERAL NOTES:

1) MATERIALS : MINIMUM YIELD:

HOT ROLLED BAR Fy = 50.0000 ksi MIN.
STRUCTURAL STEEL SHEET Fy = 50.0000 ksi MIN.
STRUCTURAL STEEL PLATE Fy = 50.0000 ksi MIN.
COLD FORMED SHAPES Fy = 57.0000 ksi MIN.
WALL SHEETING Fy = 60.0000 ksi MIN.
ROOF SHEETING Fy = 50.0000 ksi MIN.

BOLTS A307 & A325

THE METAL BUILDING MANUFACTURER RESERVES THE RIGHT TO SUBSTITUTE THE ABOVE MATERIALS WITH EQUAL OR BETTER MATERIAL.

2) BOLT TIGHTENING REQUIREMENTS:

ALL HIGH STRENGTH BOLTS ARE A325 UNLESS NOTED OTHERWISE.
HIGH STRENGTH BOLTS SHALL BE TIGHTENED BY THE TURN OF THE NUT METHOD IN ACCORDANCE WITH THE LATEST EDITION AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". A325 BOLTS SHALL BE INSTALLED WITH OUT WASHERS WHEN TIGHTENED BY THE "TURN OF THE NUT" METHOD. ALL BOLTED CONNECTIONS, FOR SHEAR/BEARING CONNECTION TYPE WITH BOLT THREADS EXCLUDED FROM THE SHEAR PLANE SHALL BE SNUG TIGHT ONLY.

3) ALL STRUCTURAL STEEL TO RECEIVE A RUST INHIBITIVE PRIMER. THIS PAINT IS NOT INTENDED FOR LONG TERM EXPOSURE TO THE ELEMENTS.

ROOF PANELS:

COLOR: Solar White

WALL PANELS:

COLOR:

TRIM COLORS:

GABLE: Need Std. Color

CORNER: Need Std. Color

EAVE: Need Std. Color

FRAMED OPENINGS: Need Std. Color

LINER PANELS:

COLOR: N/A

LINER TRIM:

COLOR: N/A

DEFLECTION LIMITS:

EW COL:	180
EW RAF LIVE:	180
EW RAF WIND:	180
WALL GIRT:	90
PURL LIVE:	180
PURL WIND:	150
WALL PANEL:	60
ROOF PANEL LIVE:	60
ROOF PANEL WIND:	60
RF HORIZONTAL:	60
RF VERTICAL:	180
WIND BENT:	60
RF CRANE:	100
RF SEIS:	50
WIND BENT SEIS:	50

BUILDER / CONTRACTOR RESPONSIBILITIES

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO INSURE THAT ALL PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES. THE SUPPLYING OF SEALED ENGINEERING DATA AND DRAWINGS FOR THE METAL BUILDING SYSTEM DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT THE METAL BUILDING SYSTEM MANUFACTURER OR ITS DESIGN ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR A CONSTRUCTION PROJECT.

THE CONTRACTOR MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AS REQUIRED. APPROVAL OF THE METAL BUILDING SYSTEM MANUFACTURER'S DRAWINGS AND CALCULATIONS INDICATE THAT THE METAL BUILDING SYSTEM MANUFACTURER CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS. (SECT. 4.2.1 AISC CODE OF STANDARD PRACTICES, 9TH ED.) WHERE DISCREPANCIES EXIST BETWEEN THE METAL BUILDING SYSTEM MANUFACTURER'S STRUCTURAL STEEL PLANS AND THE PLANS FOR OTHER TRADES, THE STRUCTURAL STEEL PLANS SHALL GOVERN. (SECT. 3.3 AISC CODE OF STANDARD PRACTICE 9TH ED.)

DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT FURNISHED BY THE METAL BUILDING SYSTEM MANUFACTURER ARE THE RESPONSIBILITY OF THE CONTRACTORS AND ENGINEERS OTHER THAN THE METAL BUILDING SYSTEM MANUFACTURER'S ENGINEER UNLESS SPECIFICALLY INDICATED.

THE CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH THE METAL BUILDING SYSTEM MANUFACTURER "FOR CONSTRUCTION" DRAWINGS.

ALL BRACING AS SHOWN AND PROVIDED BY THE METAL BUILDING SYSTEM MANUFACTURER FOR THIS BUILDING IS REQUIRED AND SHALL BE INSTALLED BY THE ERECTOR AS A PERMANENT PART OF THE STRUCTURE.

TEMPORARY SUPPORTS, SUCH AS TEMPORARY GUYS, BRACES, FALSE WORK, CRIBBING OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION WILL BE DETERMINED AND FURNISHED AND INSTALLED BY THE ERECTOR. THESE TEMPORARY SUPPORTS WILL SECURE THE STEEL FRAMING, OR ANY PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED, RESULTING FROM WIND, SEISMIC FORCES AND ERECTION OPERATIONS, BUT NOT THE LOADS UNPREDICTABLE LOADS AS THOSE DUE TO TORNADO, EXPLOSION, OR COLLISION. (SECT. 7.9.1 AISC CODE OF STANDARD PRACTICE, 9TH ED.)

WARNING: IN NO CASE SHOULD GALVALUME STEEL PANELS BE USED IN CONJUNCTION WITH LEAD OR COPPER. BOTH LEAD AND COPPER HAVE HARMFUL CORROSION EFFECTS ON THE ALUMINUM ZINC ALLOY COATING WHEN THEY ARE USED IN CONTACT WITH GALVALUME STEEL PANELS. EVEN RUN-OFF FROM COPPER FLASHING, WIRING, OR TUBING ONTO GALVALUME SHOULD BE AVOIDED.

APPROVAL NOTES

THE FOLLOWING CONDITIONS APPLY IN THE EVENT THAT THESE DRAWINGS ARE USED AS APPROVAL DRAWINGS: IT IS IMPERATIVE THAT ANY CHANGES TO THESE DRAWINGS BE MADE IN CONTRASTING INK (PREFERABLY RED INK), HAVE ALL INSTANCES OF CHANGE CLEARLY INDICATED, AND BE LEGIBLE AND UNAMBIGUOUS. A SIGNATURE AND DATE IS REQUIRED ON ALL PAGES. MANUFACTURER RESERVES THE RIGHT TO RE-SUBMIT DRAWINGS WITH EXTENSIVE OR COMPLEX CHANGES REQUIRED TO AVOID MISFABRICATION. THIS MAY IMPACT THE DELIVERY SCHEDULE. APPROVAL OF THESE DRAWINGS INDICATES CONCLUSIVELY THAT THE METAL BUILDING SYSTEM MANUFACTURER HAS CORRECTLY INTERPRETED THE CONTRACT REQUIREMENTS, AND FURTHER CONSTITUTES AGREEMENT THAT THE BUILDING AS DRAWN WITH INDICATED CHANGES REPRESENTS THE TOTAL OF THE MATERIALS TO BE SUPPLIED BY MANUFACTURER. ANY CHANGES NOTED ON THE DRAWINGS NOT IN CONFORMANCE WITH THE TERMS AND REQUIREMENTS OF THE CONTRACT BETWEEN MANUFACTURER AND ITS CUSTOMER ARE NOT BINDING ON MANUFACTURER UNLESS SUBSEQUENTLY SPECIFICALLY ACKNOWLEDGED AND AGREED TO IN WRITING BY CHANGE ORDER OR SEPARATE DOCUMENTATION. MANUFACTURER RECOGNIZES THAT RUBBER STAMPS ARE ROUTINELY USED FOR INDICATING APPROVAL, DISAPPROVAL, REJECTION, OR MERE REVIEW OF THE DRAWINGS SUBMITTED. HOWEVER, MANUFACTURER DOES NOT ACCEPT CHANGES OR ADDITIONS TO CONTRACTUAL TERMS AND CONDITIONS THAT MAY APPEAR WITH USE OF A STAMP OR SIMILAR INDICATION OF APPROVAL, DISAPPROVAL, ETC. SUCH LANGUAGE APPLIED TO MANUFACTURER'S DRAWINGS BY THE CUSTOMER, ARCHITECT, ENGINEER, OR ANY OTHER PARTY WILL BE CONSIDERED AS UNACCEPTABLE ALTERNATIONS TO THESE DRAWING NOTES, AND WILL NOT ALTER THE CONTRACTUAL RIGHTS AND OBLIGATIONS EXISTING BETWEEN MANUFACTURER AND ITS CUSTOMER.

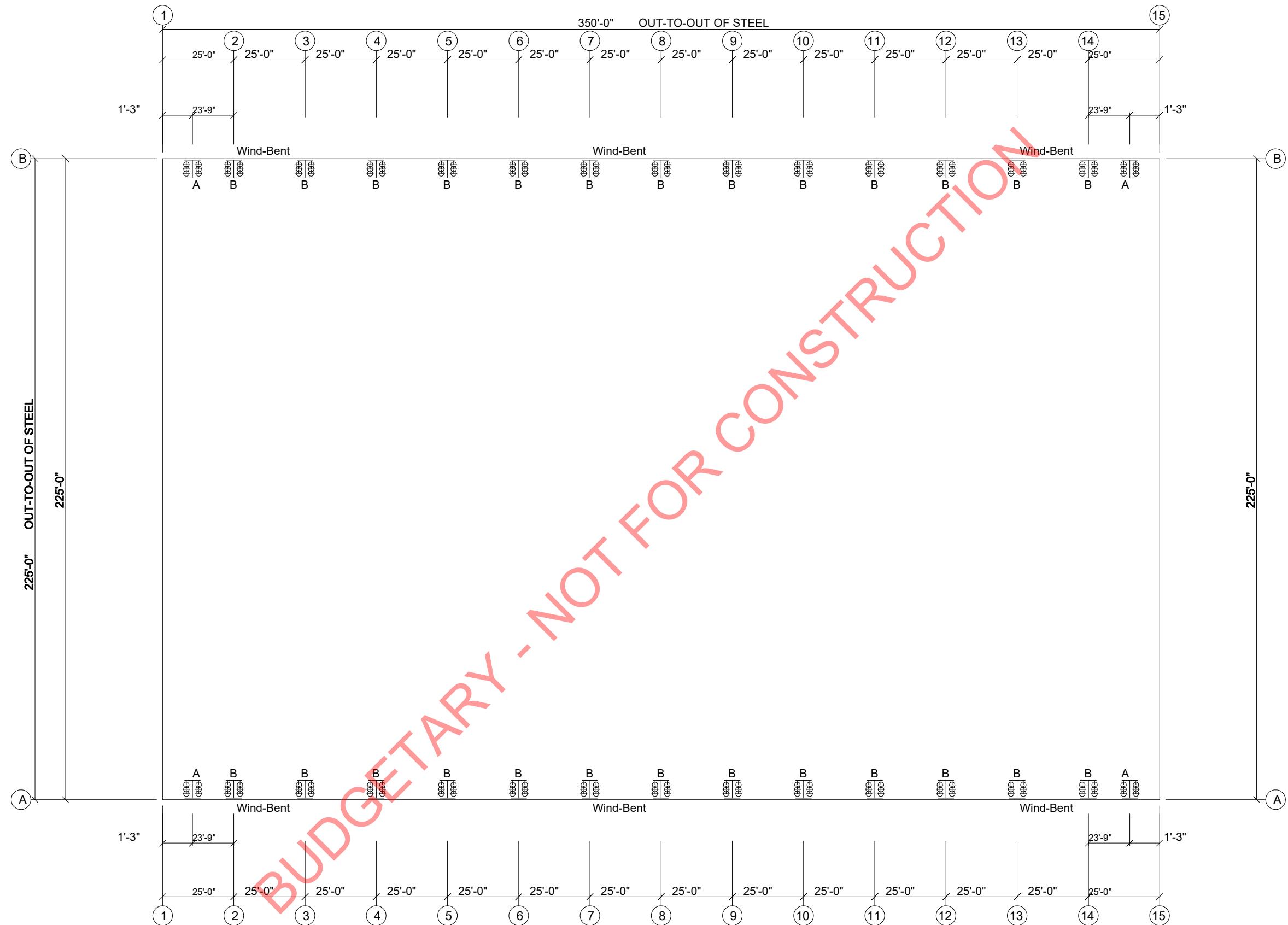
IMPORTANT NOTE: FINAL DETAILING, FABRICATION, AND DELIVERY DATE OF THIS PROJECT CANNOT BE COMPLETED UNTIL THE SIGNED APPROVALS ARE RETURNED TO THE METAL BUILDING MANUFACTURER.

	B ./. .	FOR CONSTRUCTION
	A ./. .	FOR APPROVAL
REV.	DATE	REVISION

PURCHASER:

PROJECT:

JOB NUMBER: Q2025-625

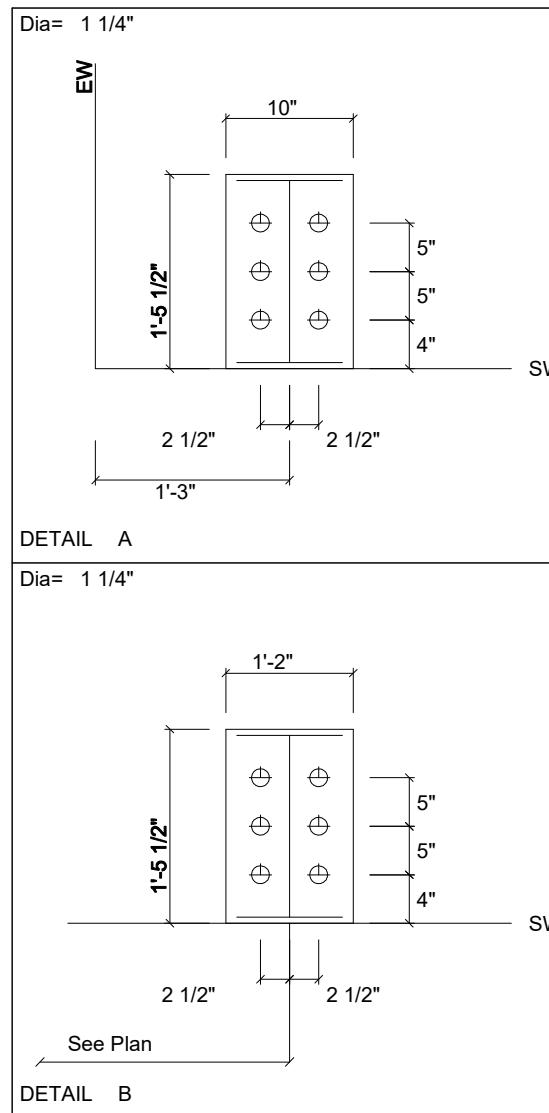


ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)



 TEXAS STEEL BUILDINGS 4056 FM 1960 Dayton, TX 77535 (832) 314-3555 www.texassteel.com	DESCRIPTION: ANCHOR BOLT PLAN					
	CUSTOMER:				PROJECT:	
	LOCATION: Bastrop, TX 78602					
	DRN. BY	CK'D BY	DATE 7/15/25	SCALE N.T.S.	REV. 00	QUOTATION NO. Q2025-625
						138



BUDGETARY - NOT FOR CONSTRUCTION

Item 9E

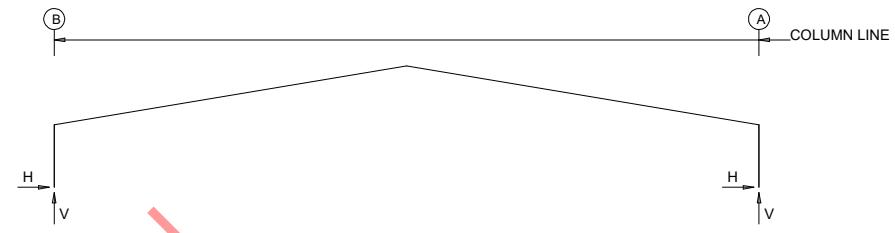
DESCRIPTION: ANCHOR BOLT DETAILS			
CUSTOMER: <input type="text"/>		PROJECT: <input type="text"/>	
LOCATION: Bastrop, TX 78602			
DRN. BY	CK'D BY	DATE	SCALE
		7/15/25	N.T.S.
REV.	QUOTATION NO.		
00	Q2025-625		
SHEET N OF	139		

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

Width	(ft)	= 225.0
Length	(ft)	= 350.0
Eave Height	(ft)	= 20.0/ 20.0
Roof Slope	(rise/12)	= 2.00/ 2.00
Roof Dead Load	(psf)	= 3.0
Wall Dead Load		
Left Endwall	(psf)	= 2.0
Right Endwall	(psf)	= 2.0
Front Sidewall	(psf)	= 2.0
Back Sidewall	(psf)	= 2.0
Roof Live Load	(psf)	= 20.0
Frame Live Load	(psf)	= 12.0
Collateral Load	(psf)	= 2.5
Snow Load	(psf)	= 3.5
Minimum Snow	(psf)	= 5.0
Wind Speed	(mph)	= 110.0
Wind Code		= IBC 21
Exposure		= C
Closure		= Open
Risk Category		= II - Normal
Importance - Wind		= 1.00
Importance - Seismic		= 1.00
Seismic Design Category		= A
- Loading conditions are:
 - Dead+Collateral+0.75Live+0.45Wind_Long2L
 - Dead+Collateral+0.75Live+0.45Wind_Long2R
 - 0.6Dead+0.6Wind_Long1L
 - 0.6Dead+0.6Wind_Long1R

FRAME LINES: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Hmax	V	Column Reactions(k)	Load Id	Hmin	V	Bolt(in) Qty	Dia	Base Plate(in) Width	Length	Thick	Grout (in)
1*	B	1	62.6	42.0	4	-17.8	-12.2	6	1.250	10.00	17.50	0.500	0.0	
1*	A	4	17.8	-12.2	2	-62.6	42.0	6	1.250	10.00	17.50	0.500	0.0	
		2	-62.6	42.0	4	17.8	-12.2							

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Hmax	V	Column Reactions(k)	Load Id	Hmin	V	Bolt(in) Qty	Dia	Base Plate(in) Width	Length	Thick	Grout (in)
2*	B	2	95.1	69.6	3	-45.5	-36.7	6	1.250	14.00	17.50	0.750	0.0	
2*	A	3	45.5	-36.7	2	-95.1	69.6	6	1.250	14.00	17.50	0.750	0.0	
		2	-95.1	69.6	3	45.5	-36.7							

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead	Collateral	Live	Snow	Wind Left	Wind Right							
1*	B	26.4	17.7	5.6	26.6	17.7	7.8 5.2 -27.5 -18.7							
1*	A	-26.4	17.7	-5.6	3.7	-26.6	17.7 -7.8 5.2 27.5 -18.7							
1*	B	-23.3	-11.5	-20.8	-18.4	-56.1	-38.1 23.7 16.0 -0.1 0.0							
1*	A	20.8	-18.4	23.3	-11.5	56.1	-38.1 -23.7 16.0 -0.1 0.0							
1*	B	11.1	7.4	9.1	6.1	9.1	4.1							
1*	A	-11.1	7.4	-9.1	4.1	-9.1	6.1							
2*	B	24.5	17.9	10.9	7.1	51.6	33.8 15.0 9.8 -53.4 -35.5							
2*	A	-24.5	17.9	-10.9	7.1	-51.6	33.8 -15.0 9.8 53.4 -35.5							
2*	B	-45.1	-21.9	-40.3	-35.0	-100.3	-79.1 45.9 18.3 -0.2 0.0							
2*	A	40.3	-35.0	45.1	-21.9	100.3	-79.1 -45.9 18.3 -0.2 0.0							
2*	B	0.0	-0.7	0.0	0.7	21.6	14.1 17.5 11.6 17.5 7.7							
2*	A	0.0	-0.7	0.0	0.7	-21.6	14.1 -17.5 7.7 -17.5 11.6							
1*	Frame lines:	1	15											
2*	Frame lines:	2	3	4	5	6	7	8	9	10	11	12	13	14

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type	Total Len (in)	Bend Len (in)	Proj (in)
⊕ 180	Frame	1 1/4"	A307	20.0	4.00	4.00

BUILDING BRACING REACTIONS

Loc	Wall	Col	Wind	Seismic	Reactions(k)	Panel Shear (lbf/ft)
L_EW	1					
F_SW	A	2.3	8.5	12.3	0.5	0.7 (h)
			7.8	8.5	12.3	0.5 0.7 (b)
			13.14	8.5	12.3	0.5 0.7 (b)
R_EW	15					
B_SW	B	13.14	8.5	12.3	0.5	0.7 (h)
		7.8	8.5	12.3	0.5	0.7 (b)
		2.3	8.5	12.3	0.5	0.7 (b)

(b) Wind bent in bay, base above finish floor

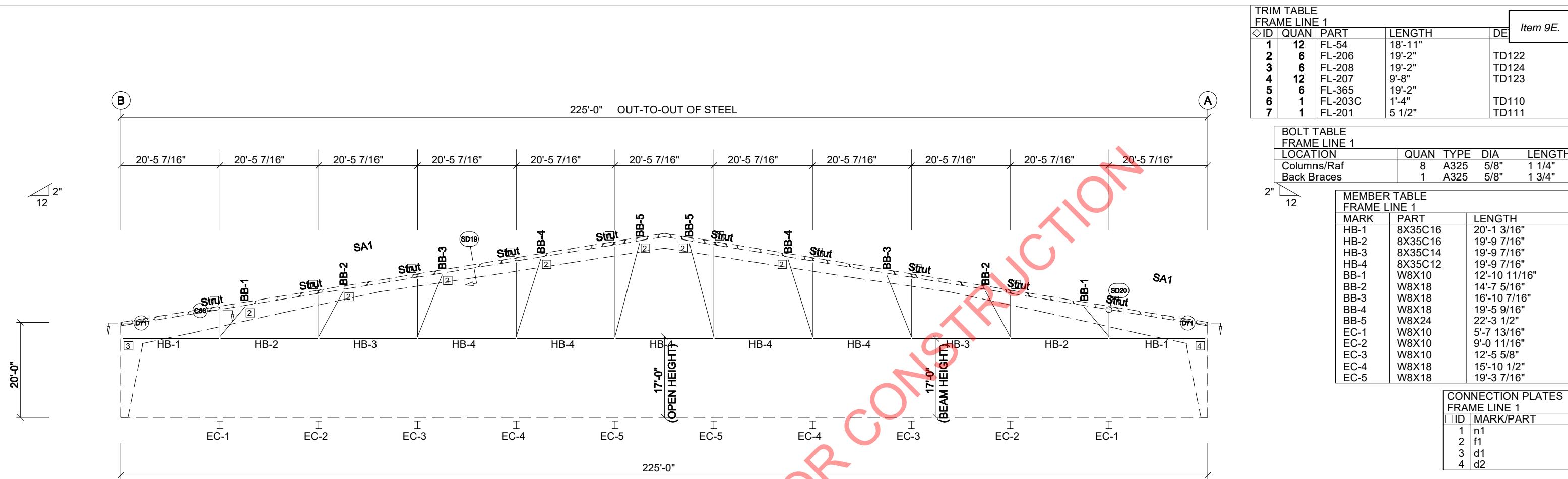
(h) Rigid frame at endwall

Reactions for seismic represent shear force, Eh

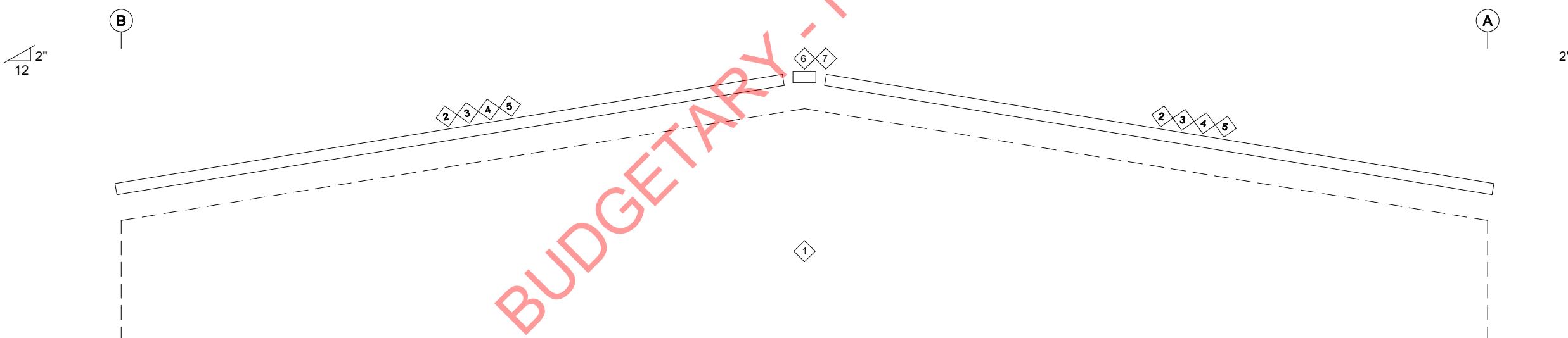
Reaction values shown are unfactored

ANCHOR BOLT REACTIONS

CUSTOMER:		PROJECT:	
LOCATION: Bastrop, TX 78602			
DRN. BY	CK'D BY	DATE	SCALE
		7/15/25	N.T.S.
REV. 00	QUOTATION NO. Q2025-625	SHEET N 140	OF

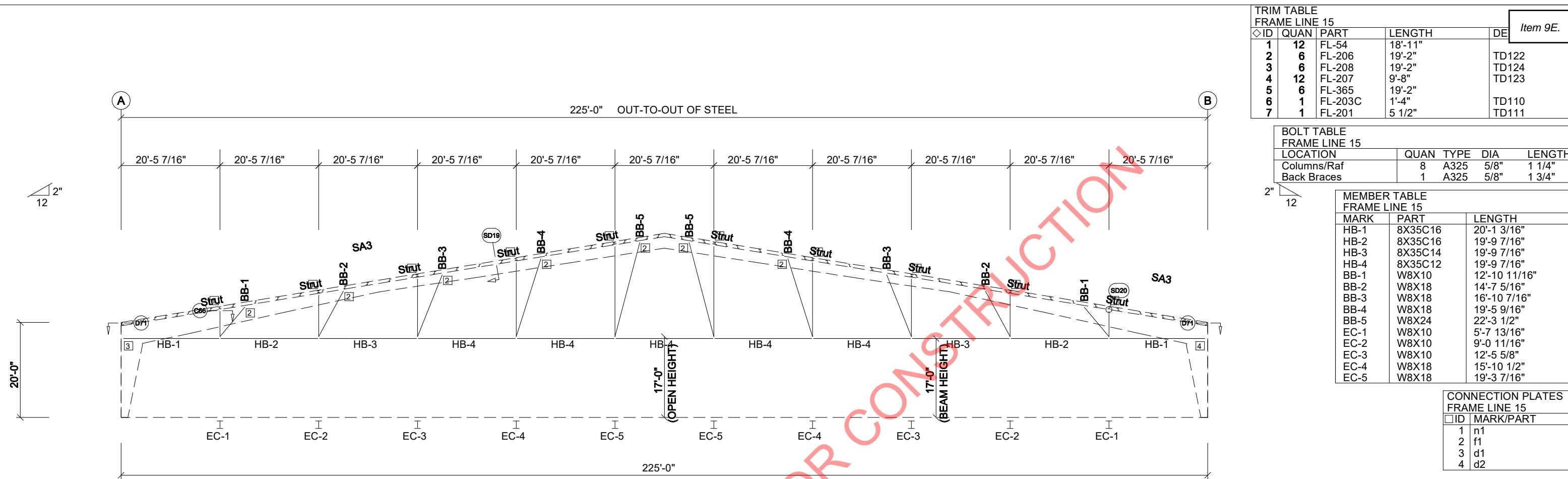


ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

DESCRIPTION: ENDWALL ELEVATION									
CUSTOMER:					PROJECT:				
LOCATION: Bastrop, TX 78602									
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.				
		7/15/25	N.T.S.	00	Q2025-625				
SHEET N OF	141								



ENDWALL FRAMING: FRAME LINE 15

ENDWALL SHEETING & TRIM: FRAME LINE 15

 TEXAS STEEL BUILDINGS <small>4056 FM 1960 Dayton, TX 77535 (832) 314-3555 www.texassteel.com</small>	DESCRIPTION: ENDWALL ELEVATION							
	CUSTOMER: Bastrop, TX 78602							PROJECT:
	LOCATION: Bastrop, TX 78602							
	DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.		SHEET N OF
			7/15/25	N.T.S.	00	Q2025-625		142

SPLICE PLATE & BOLT TABLE									
Mark	Qty						Width	Thick	Length
	Top	Bot	Int	Type	Dia	Length			
SP1	4	4	4	A325	1 1/4	3 1/2"	10"	1"	5'-1 5/8"
SP2	4	4	2	A325	1"	2 3/4"	10"	3/4"	3'-4 1/4"
SP3	4	4	2	A325	3/4"	2 1/4"	8"	5/8"	2'-7 5/8"
SP4	4	4	2	A325	5/8"	2"	8"	1/2"	2'-11 7/8"

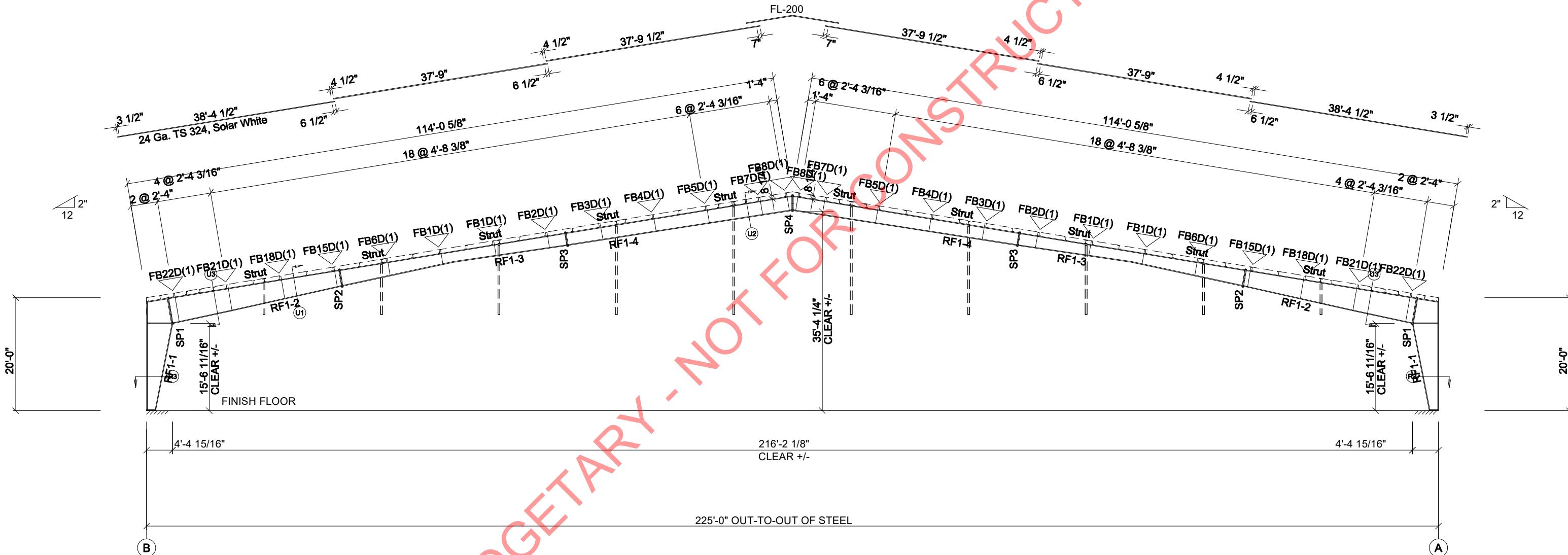
Member Table						Item 9E.
Mark	Web Depth	Web Plate		Outside Flange	Inside Flange	
	Start/End	Thick	Length	W x Thk x Length	W x Thk x Length	
RF1-1	16.0/52.0	0.313	181.5	10 x 5/16" x 230.8	10 x 5/8" x 184.9	
	52.0/42.6	0.375	56.4	10 x 3/8" x 43.4		
RF1-2	52.0/46.0	0.313	122.4	10 x 5/16" x 362.4	10 x 3/4" x 122.6	
	46.0/32.0	0.250	240.0			
RF1-3	32.0/20.0	0.250	237.4	6 x 3/4" x 477.4	6 x 3/4" x 237.7	
	20.0/24.0	0.250	240.0			
RF1-4	24.0/26.0	0.250	240.0	8 x 3/4" x 480.0	6 x 1/2" x 240.0	
	26.0/28.0	0.250	240.0			

FLANGE BRACES: FBxx (1 or 2)

xx=length(in)

(1) One Side; (2) Two Sides

D - 3X3X316



MAIN FRAME ELEVATION: FRAME LINE 1 15

SPLICE PLATE & BOLT TABLE									
Mark	Qty						Width	Thick	Length
	Top	Bot	Int	Type	Dia	Length			
SP1	8	4	6	A325	1 1/4	3"	1'-0"	3/4"	6'-7 1/16"
SP2	4	4	4	A325	1"	2 3/4"	1'-0"	3/4"	4'-0 1/16"
SP3	4	4	2	A325	3/4"	2 1/4"	8"	5/8"	3'-1 5/8"
SP4	4	4	4	A325	5/8"	2"	8"	1/2"	4'-0"

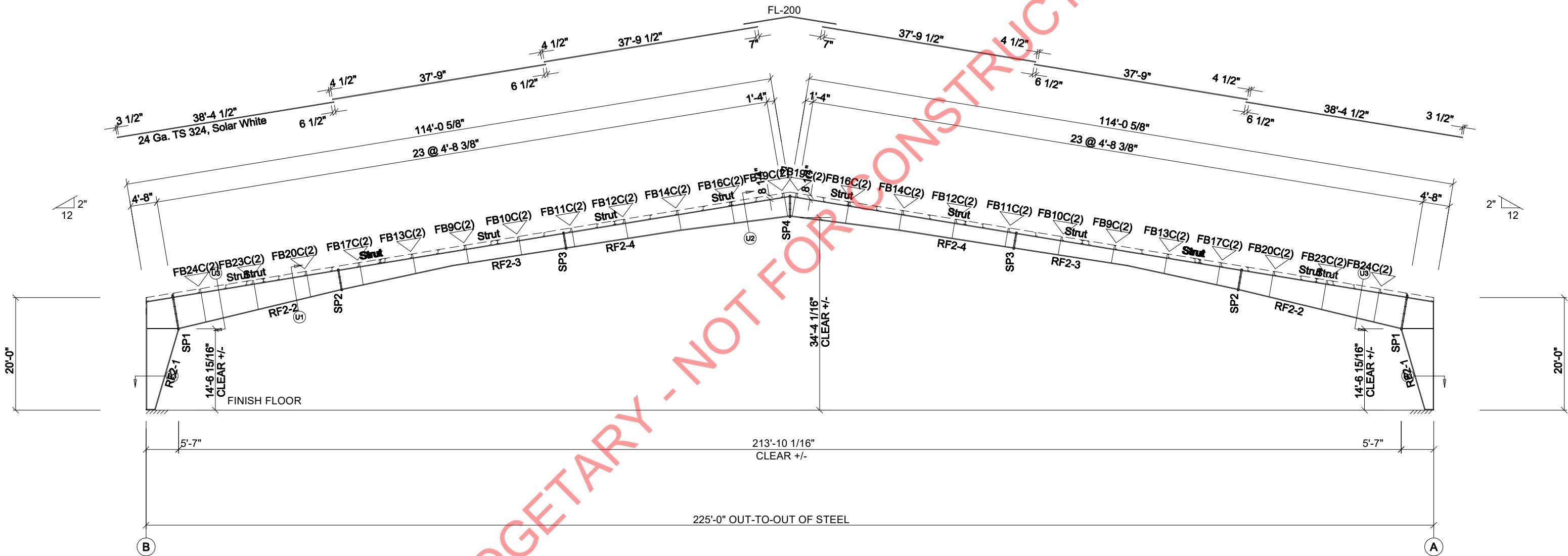
FLANGE BRACES: FBxx (1 or 2)

xx=length(in)

(1) One Side; (2) Two Sides

C - 3X2X316

Member Table						Item 9E.
Mark	Web Depth Start/End	Web Plate		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length	
RF2-1	16.0/66.0	0.375	239.6	12 x 3/8" x 230.5 12 x 3/8" x 55.5	12 x 5/8" x 177.0	
RF2-2	66.0/58.0	0.375	110.9	12 x 3/8" x 350.9	12 x 5/8" x 111.2	
	58.0/40.1	0.313	240.0		12 x 5/8" x 240.6	
RF2-3	40.0/28.0	0.250	237.4	8 x 3/8" x 225.4	8 x 3/4" x 237.7	
	28.0/30.0	0.250	240.0	8 x 5/8" x 252.0	8 x 1/2" x 240.0	
RF2-4	30.0/32.0	0.250	240.0	8 x 3/4" x 252.0	8 x 1/4" x 240.0	
	32.0/40.0	0.250	240.0	8 x 5/8" x 228.0	8 x 1/4" x 233.4	

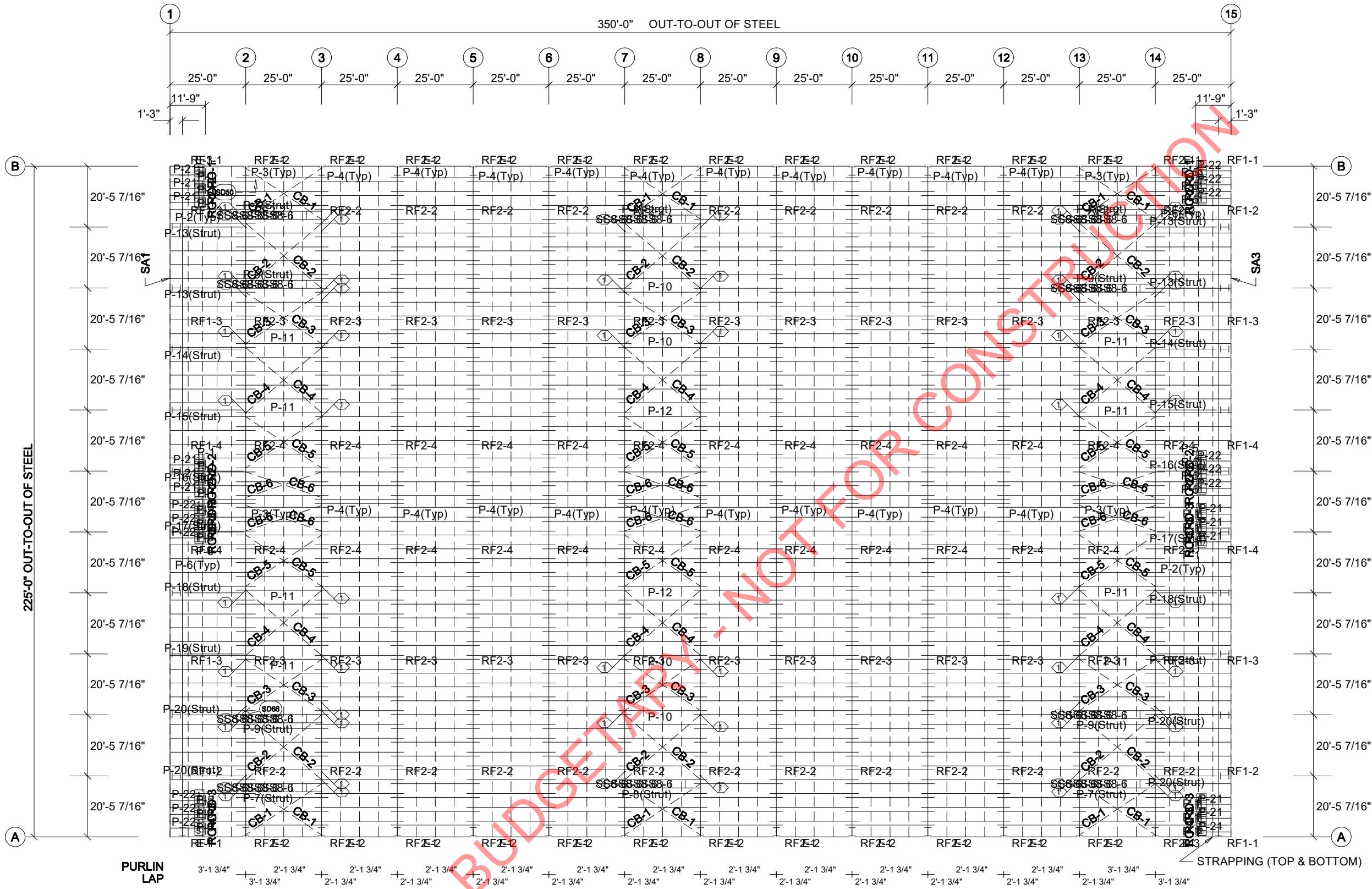


MAIN FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8 9 10 11 12 13 14

SPECIAL BOLTS ROOF PLAN					Item 9E.	
◇ ID	QUAN	TYPE	DIA	LEN		
1	4	A307	1/2"	1 1/4		0

MEMBER TABLE ROOF PLAN		
MARK	PART	LENGTH
RO-1	8X25C16	3'-10 3/4"
RO-2	8X25C16	4'-0 3/8"
RO-3	8X25C16	4'-0 3/8"
RO-4	8X25C16	3'-10 3/4"
P-1	8X25Z14	28'-1 1/2"
P-2	8X25Z14	28'-1 1/2"
P-3	8X25Z14	30'-3 1/2"
P-4	8X25Z16	29'-3 1/2"
P-5	8X25Z14	28'-1 1/2"
P-6	8X25Z14	28'-1 1/2"
P-7	8X25Z14	25'-7 1/2"
P-8	8X25Z12	25'-7 1/2"
P-9	8X25Z16	25'-7 1/2"
P-10	8X25Z12	29'-3 1/2"
P-11	8X25Z12	30'-3 1/2"
P-12	8X25Z14	29'-3 1/2"
P-13	W8X10	24'-0 1/2"
P-14	W8X13	24'-0 1/2"
P-15	W8X18	24'-0 1/2"
P-16	W8X24	24'-0 1/2"
P-17	W8X24	24'-0 1/2"
P-18	W8X18	24'-0 1/2"
P-19	W8X13	24'-0 1/2"
P-20	W8X10	24'-0 1/2"
P-21	8X25Z16	11'-4 3/4"
P-22	8X25Z16	11'-4 3/4"
E-1	8.25E14	24'-11 1/2"
E-2	8.25E14	24'-11 1/2"
E-3	8.25E14	24'-11 1/2"
CB-1	RD1000	30'-7"
CB-2	RD1000	33'-8"
CB-3	RD0750	30'-8"
CB-4	RD0625	33'-8"
CB-5	RD0500	30'-8"
CB-6	RD0500	26'-6"
SS8-6	SS8-6	6"

CONNECTION PLATES ROOF PLAN	
ID	MARK/PART
1	CL-103
2	e1
3	e2



ROOF FRAMING PLAN



DESCRIPTION: ROOF FRAMING PLAN						
CUSTOMER:				PROJECT:		
LOCATION: Bastrop, TX 78602						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET N OF
		7/15/25	N.T.S.	00	Q2025-625	145

TRIM TABLE ROOF PLAN					Item 9E.
◊ID	QUAN	PART	LENGTH	DE	
15	36	FL-200	10'-1"	TD	117
2	4	FL-225	9"		

Item 9E.

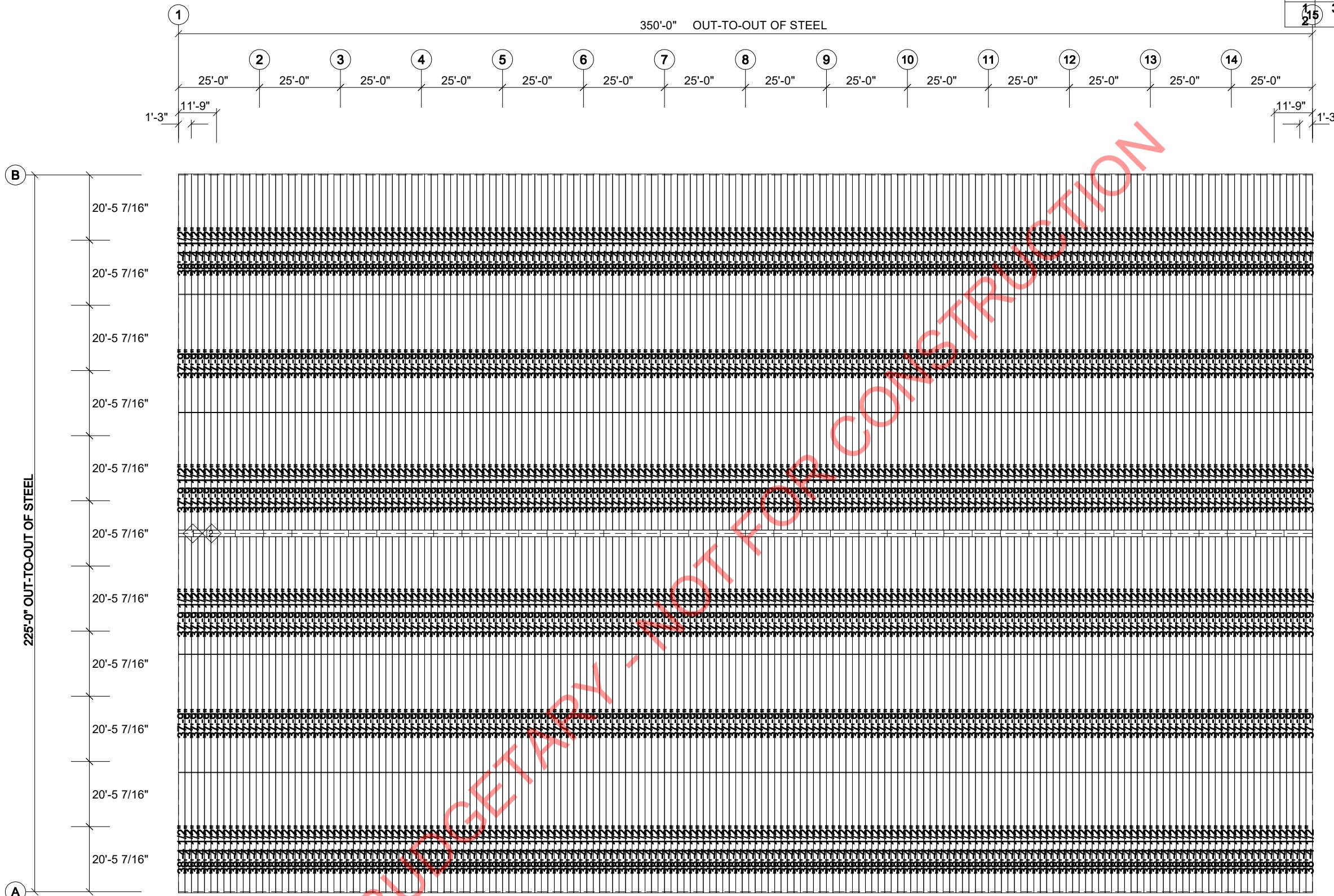


Exhibit No. 2

Rodeo Arena Roof Structure

Sheet 9

ROOF SHEETING PLAN

PANELS: 24 Ga. TS - Solar White



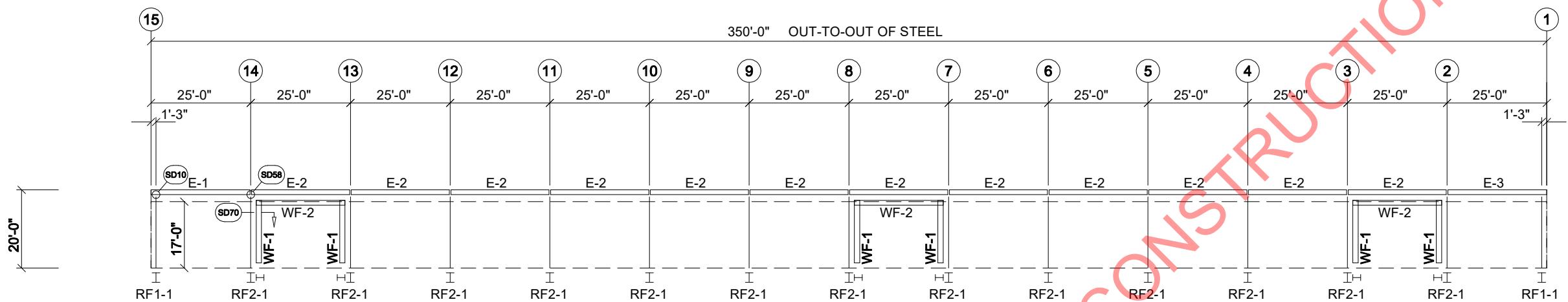
DESCRIPTION: ROOF FRAMING PLAN					
CUSTOMER:			PROJECT:		
LOCATION: Bastrop, TX 78602					
DRN. BY	CK'D BY	DATE 7/15/25	SCALE N.T.S.	REV. 00	QUOTATION NO. Q2025-625
					SHEET N OF 146

BOLT TABLE FRAME LINE B			
LOCATION	QUAN	TYPE	DIA
WF-1 - WF-2	8	A325	7/8"
WF-1 - RF2-1	10	A325	5/8"

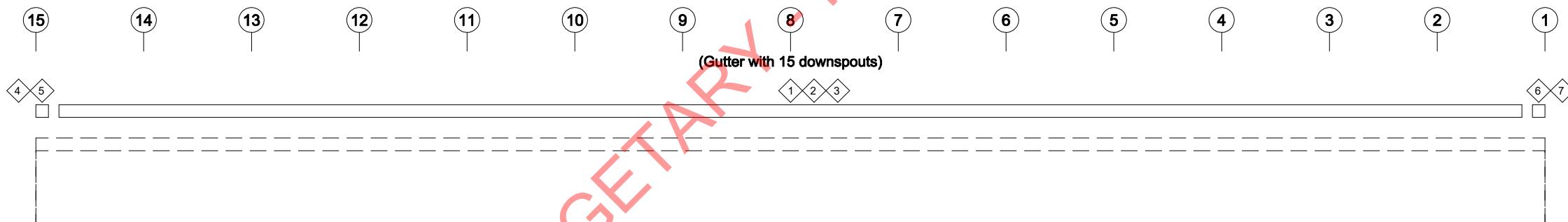
Item 9E.

MEMBER TABLE FRAME LINE B		
MARK	PART	LENGTH
WF-1	W16X40	18'-2"
WF-2	W12X30	22'-3 1/2"
E-1	8.25E14	24'-11 1/2"
E-2	8.25E14	24'-11 1/2"
E-3	8.25E14	24'-11 1/2"

TRIM TABLE FRAME LINE B			
◊ID	QUAN	PART	LENGTH
1	17	SF-	19'-7"
2	18	FL-214	19'-8"
3	18	FL-80	19'-8"
4	1	SF- L	20'-2"
5	1	SF- L	8"
6	1	SF- R	20'-2"
7	1	SF- R	8"



SIDEWALL FRAMING: FRAME LINE B



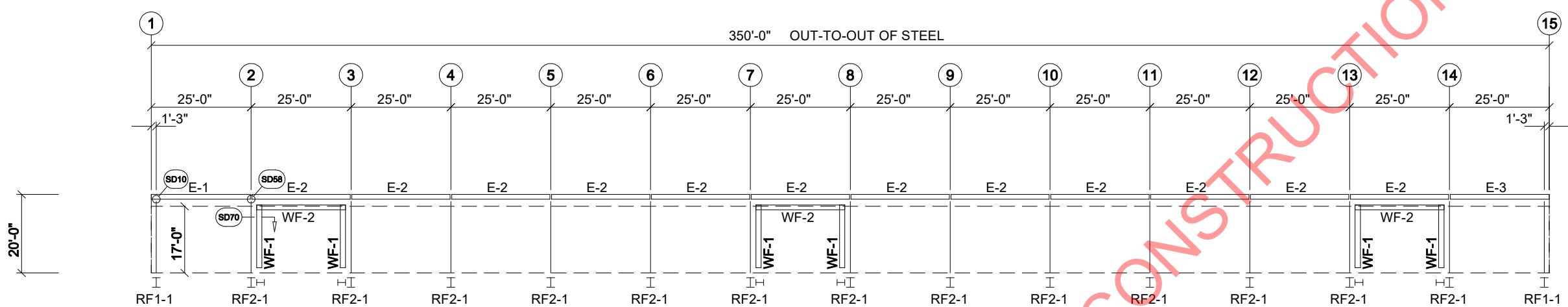
SIDEWALL SHEETING & TRIM: FRAME LINE B

BOLT TABLE FRAME LINE A			
LOCATION	QUAN	TYPE	DIA
WF-1 - WF-2	8	A325	7/8"
WF-1 - RF2-1	10	A325	5/8"

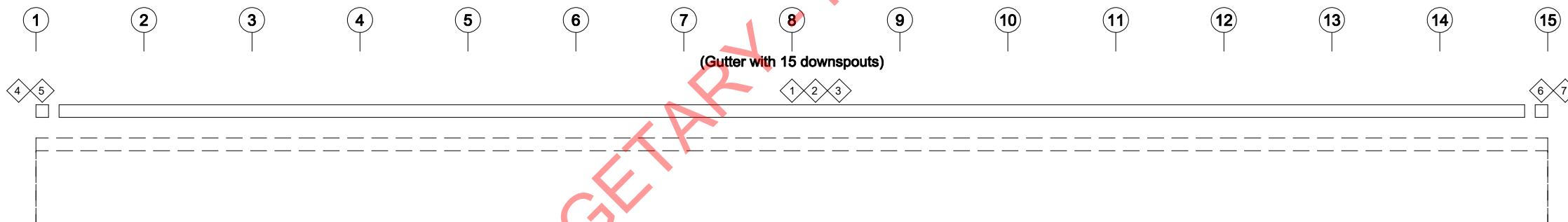
Item 9E.

MEMBER TABLE FRAME LINE A		
MARK	PART	LENGTH
WF-1	W16X40	18'-2"
WF-2	W12X30	22'-3 1/2"
E-1	8.25E14	24'-11 1/2"
E-2	8.25E14	24'-11 1/2"
E-3	8.25E14	24'-11 1/2"

TRIM TABLE FRAME LINE A			
◊ID	QUAN	PART	LENGTH
1	17	SF-	19'-7"
2	18	FL-214	19'-8"
3	18	FL-80	19'-8"
4	1	SF- L	20'-2"
5	1	SF- L	8"
6	1	SF- R	20'-2"
7	1	SF- R	8"



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

BUDGETARY NOT FOR CONSTRUCTION

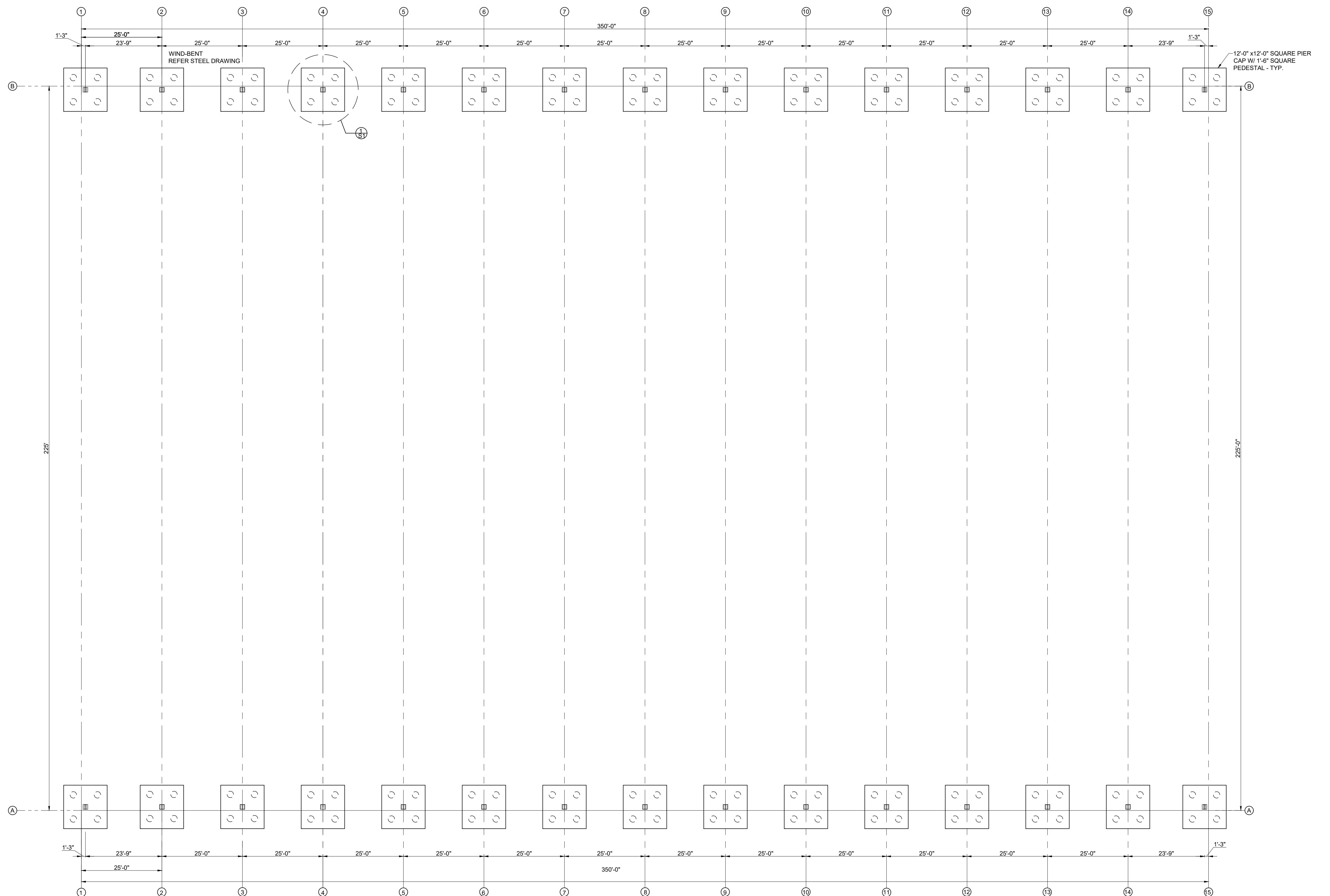
Exhibit No. 3

Rodeo Arena Roof

Foundation Structure



IBFE # 1 /244
3301 EDLOE ST STE#500
HOUSTON, TX,77027
PH:713-366-6205
www.shangrilaeng.com



REVIEW ONLY

Exhibit No. 3

Rodeo Arena Roof

Foundation Structure

FOUNDATION PLAN & GENERAL NOTES

REVISION DATE

AWN BY: SP

DATE: 9/7/2025

Q2025-625

EX 3
Page 1

DESIGN CRITERIA	
021	
0 SPEED (V _{ULT}):	110MPH
OSURE CATEGORY:	C
CATEGORY:	II

GENERAL NOTES

ALL CONCRETE SHALL TEST 4000 PSI AT 28 DAYS.

ALL CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60, EXCEPT #3 BARS MAY CONFORM TO GRADE 40.

DETAILING AND FABRICATION OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACI-315 LATEST EDITION.

AP ALL CONTINUOUS REINFORCING BARS 36 DIAMETERS AT SPLICES, TEES, AND CORNERS.

THE USE OF HEAT TO FACILITATE THE BENDING OF REINFORCING BARS WILL NOT BE PERMITTED.

CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING CIVIL/DRAINAGE UNDERGROUND UTILITIES AND ELECTRICAL REQUIREMENTS AND MITIGATION IF NECESSARY.

TOP OF CONCRETE ELEVATION (FINISHED FLOOR) SHALL BE CONFIRMED WITH OWNER. FINISH FLOOR SHALL BE ABOVE HIGH FLOOD ELEVATION.

WATER CEMENT RATIO SHALL BE 0.45.

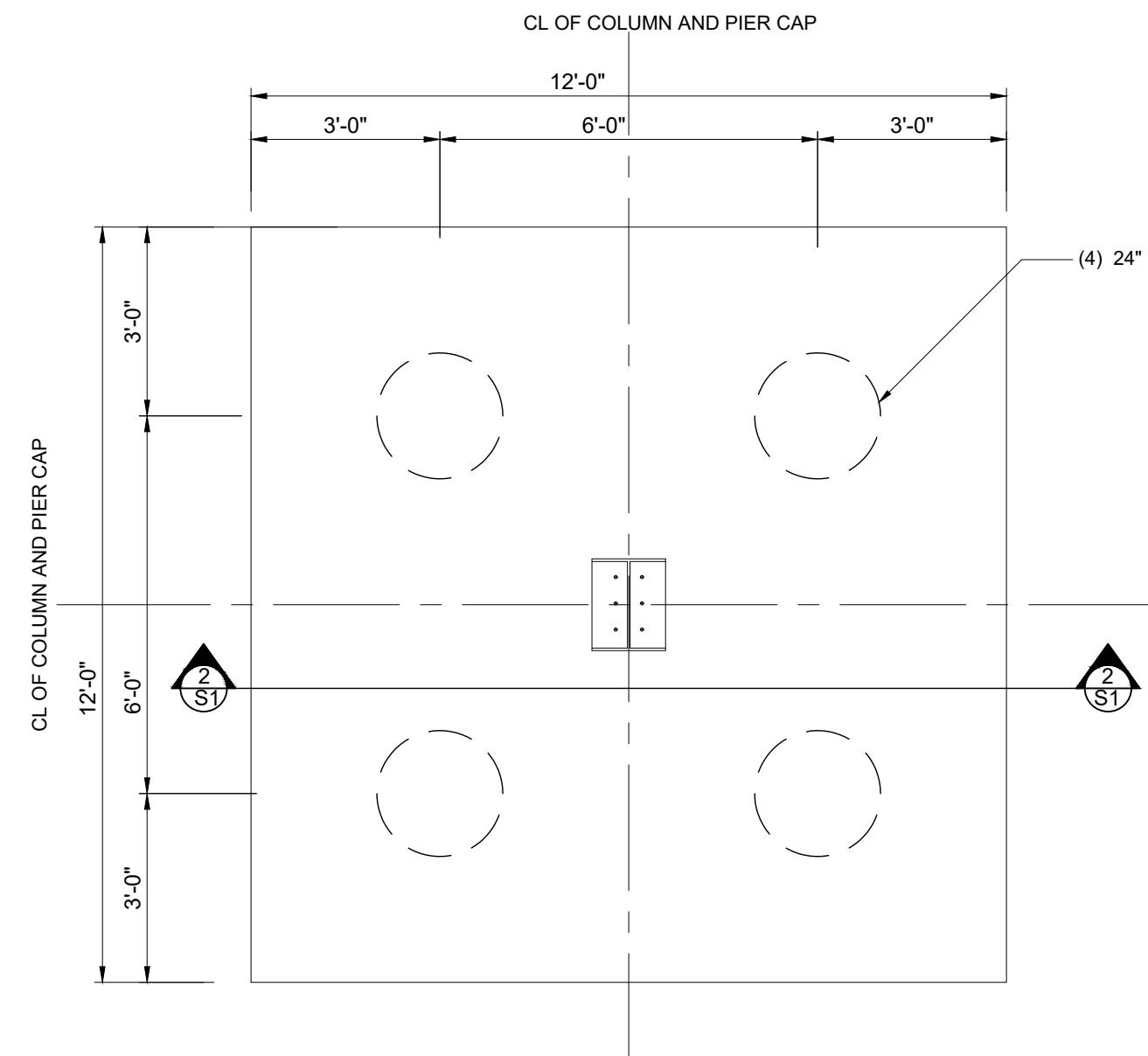
OWNER SHALL CONSULT WITH APPROPRIATE EXPERT FOR FINISHED FLOOR ELEVATION. FINISHED FLOOR SHALL BE ABOVE HIGH FLOOD ELEVATION LEVEL.

CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL DRAWING BY OTHERS.

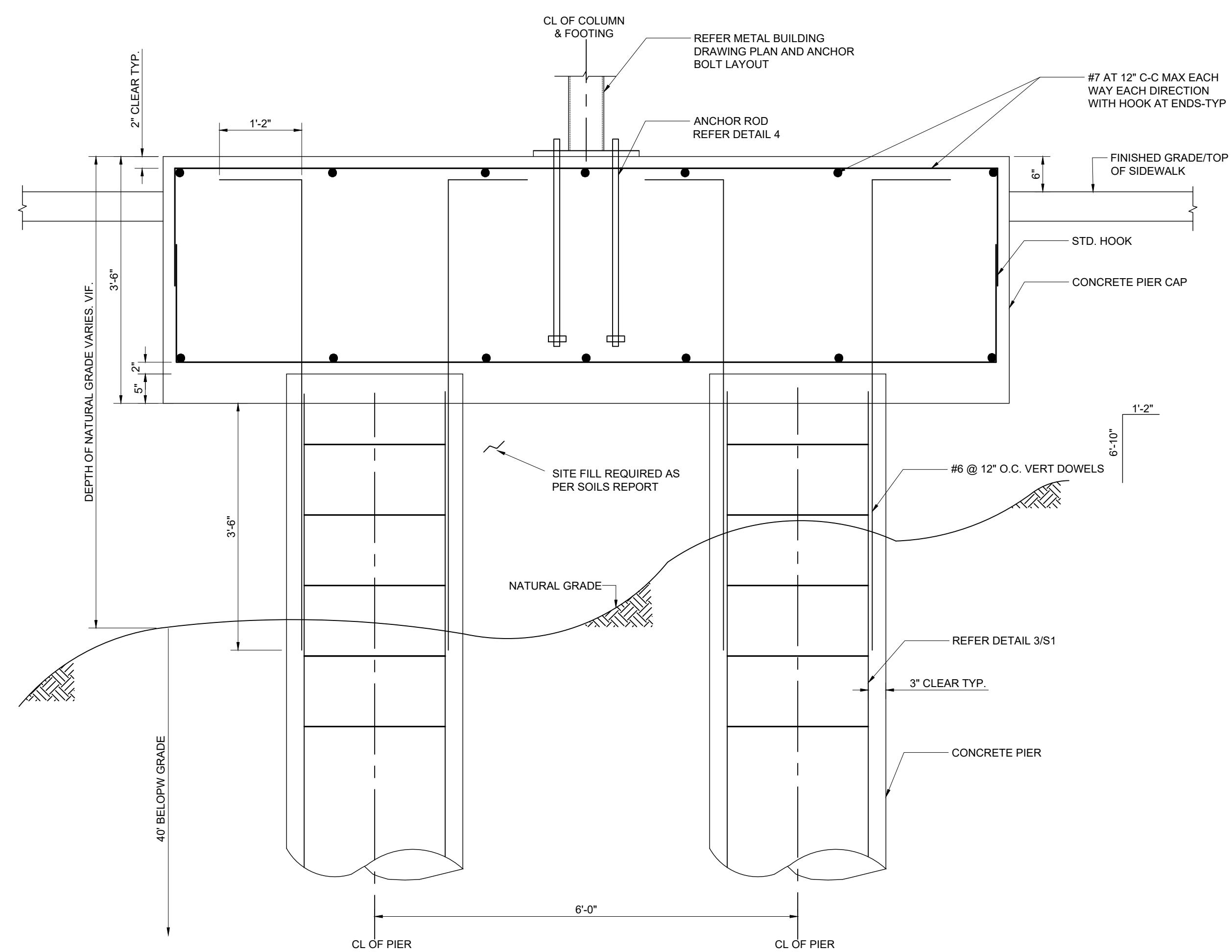
OWNER SHALL TAKE INTO ACCOUNT OF ANY FOUNDATION INTERFERENCE AND UTILITIES AND MITIGATE AS REQUIRED.

NO ENGINEERING DRAWING MAY BE REPRODUCED FOR USE AS SHOP DRAWINGS.

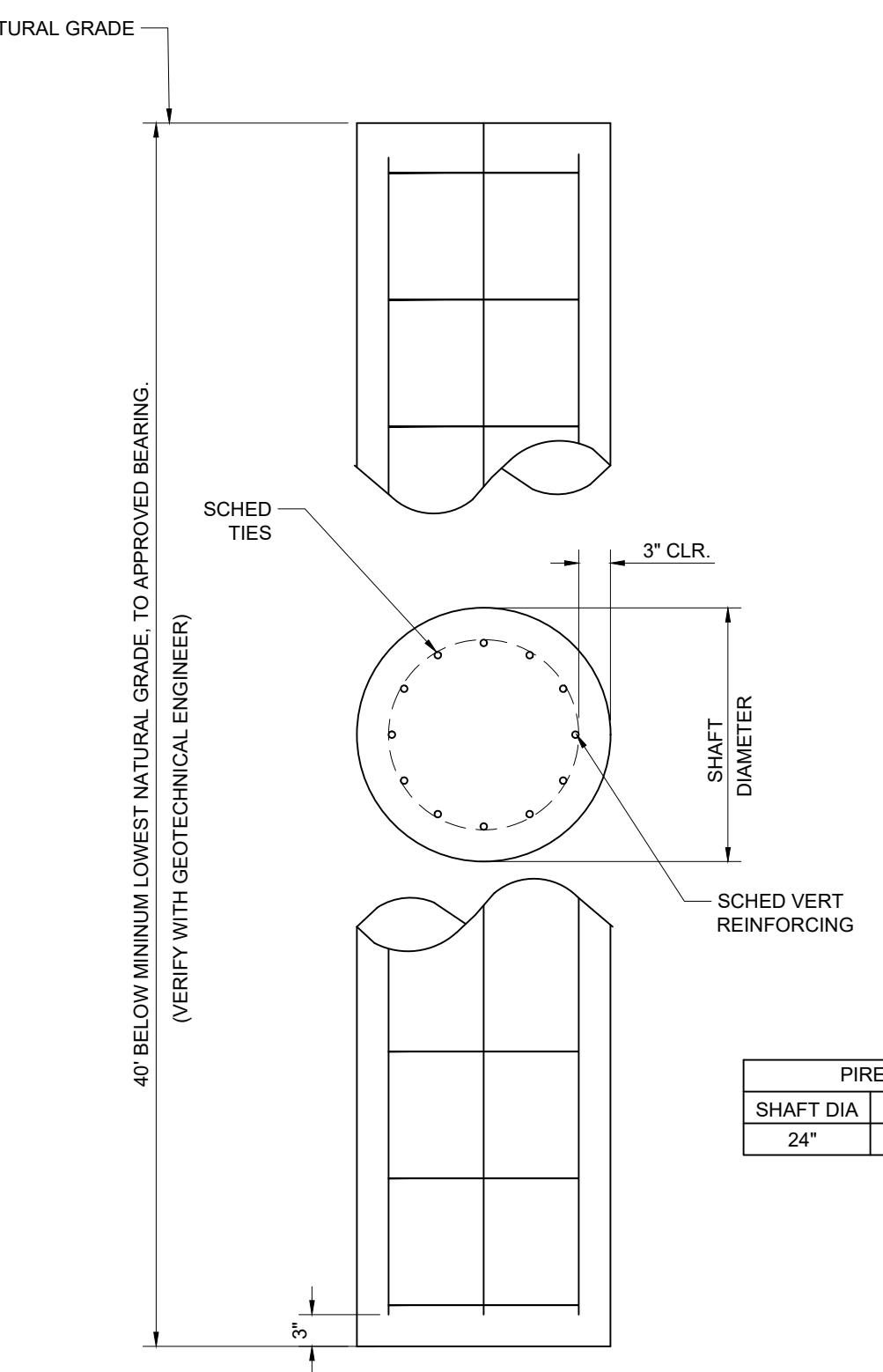
EX 3
Page 1



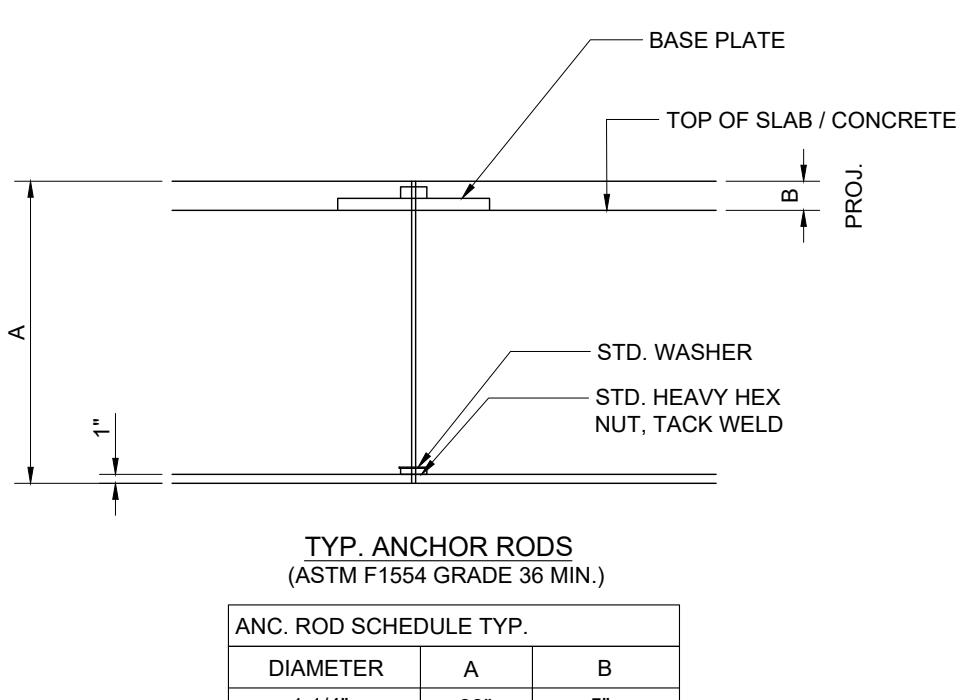
1 PLAN -PIER CAP TYP
3/8"=1'-0"



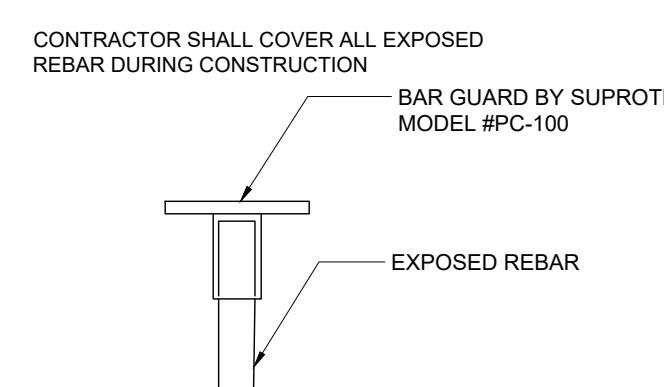
2 SECTION -PIER CAP TYP.
3/4"=1'-0"



3 TYPICAL PIER DETAIL
3/4" = 1'-0"



4 TYP ANCHOR RODS
1"=1'-0"



5 TYPICAL REBAR CAP DETAIL
3"=1'-0"

REVIEW ONLY

FOUNDATION DETAILS

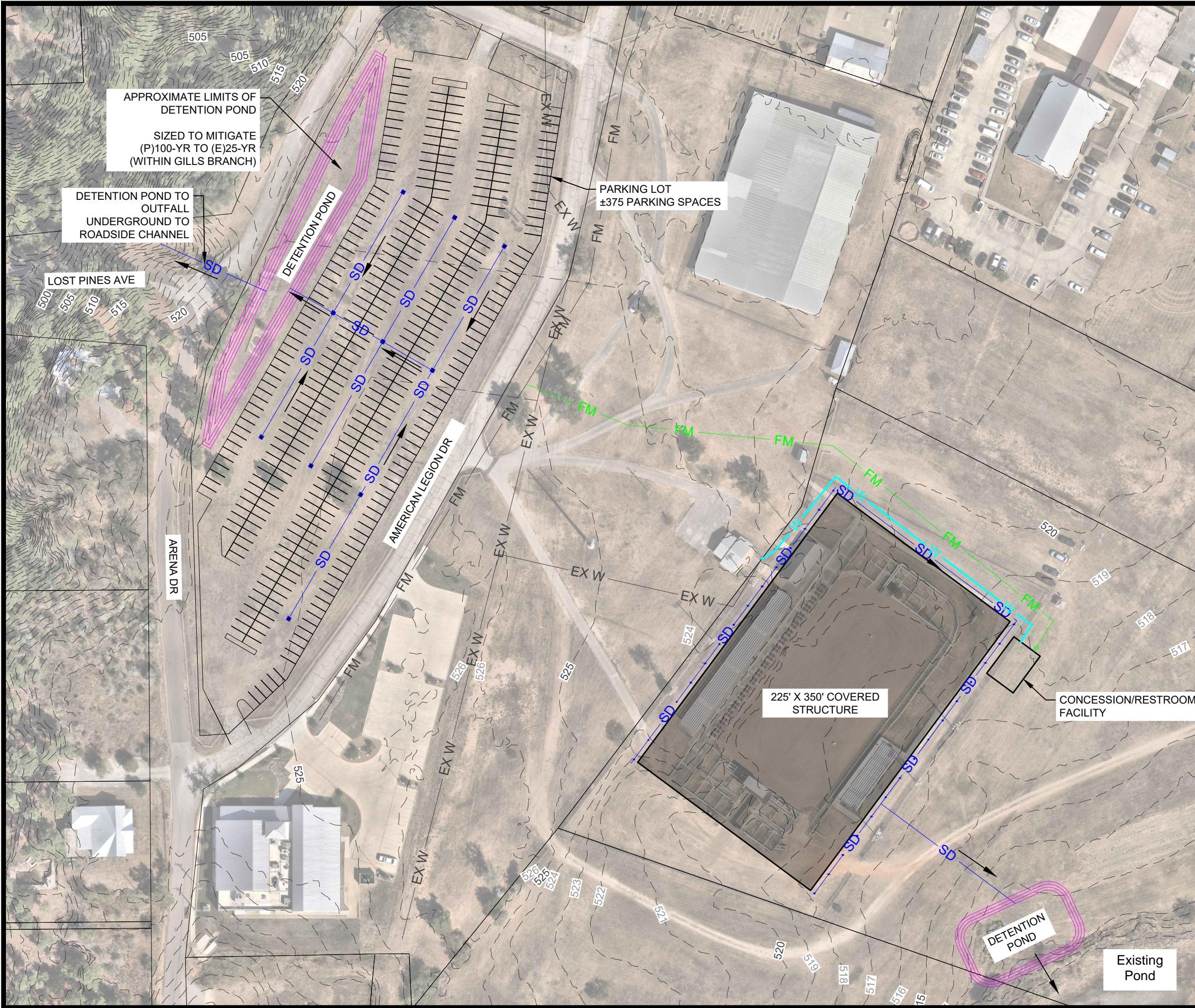
SCALE:
REVISION DATE

DRAWN BY: SP
DATE: 9/7/2025
Q2025-625

Exhibit No. 4

Rodeo Arena Site

Civil Improvements



Item 9E

Freeland Turk18830 FORTY SIX PKWY, BLDG 2, STE B
SPRING BRANCH, TX 78070(830) 438-0323
TBPE FIRM F-2104

Exhibit No. 4
Rodeo Arena Site
Civil Improvements

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW ONLY
BY MELANIE NORRIS, P.E.
LICENSE NO. 40721
SEPTEMBER 6, 2023
THIS DOCUMENT IS NOT TO
BE USED FOR
CONSTRUCTION BUILDING
OR PERMITTING PURPOSES

JOB: 156-102
DATE: 9/8/2025
DRAWN: MN PM: TT
DESIGN: DM
PEER: OTHER:
REVISIONS:
DELTA DESCRIPTION

SHEET:

EX. 4

54

Attachment 3

Activation – Rodeo Arena Roof

Amendment to Exhibit A-2 - Scope of Work

Amendment No. 1 – Shade Structures

1-6-2026

Freeland Turk Scope of Work

Freeland Turk scope of work is amended to prepare a brief report and an Opinion of Probable Construction Cost for shade structures over the bleachers in the existing rodeo arena.

City of Bastrop Responsibilities

No Change

Disclaimer

No Change

Schedule

Freeland Turk shall deliver to the City of Bastrop the brief report and Opinion of Probable Construction Cost of the shade structures no later than December 18, 2025.

Compensation

FTEG will provide the amended scope of work as described on an hourly basis plus reimbursable expenses in accordance with Freeland Turk's 2025 Billing Rate Schedule (attached). Freeland Turk's billings will not exceed **\$53,000** (an increase of \$3,001) without the City of Bastrop's approval.

Terms and Conditions

All other terms and conditions in the original Rodeo Arena Roof Activation, dated 8-13-25, remain in effect.

December 19, 2025

Sylvia Carrillo
City Manager
City of Bastrop
1311 Chestnut Street
Bastrop, Texas 78602

Re: Rodeo Arena Shade Structures

Dear Ms. Carrillo,

This letter summarizes the estimated cost prepared by Freeland Turk and DHR Architects for adding shade structures over the bleachers at the rodeo arena in Mayfest Hills Park in Bastrop.

Project Description

The City of Bastrop is looking at whether it is feasible to add shade over the bleachers at the rodeo arena. To support the shade structures and meet current building and safety codes, the following improvements are recommended:

- Two shade structures, each approximately 150 feet long and 25 feet wide, to cover the existing bleachers.
- The current announcer's booth is in poor condition and should be removed and replaced.
- New bleachers on the south side of the arena to increase seating by about 490 seats, bringing total capacity to 2,214. Adding shade structures will also require upgrades to meet building and safety codes, including fire alarms, lighting, and electrical systems.
- New lighting for both the bleachers and the arena under the shade structures.
- Repairs and reconstruction of some sidewalks and ADA ramps that do not currently meet accessibility standards.
- While the shade structures will not add paved surface, some grading and site work will be needed to properly manage stormwater.
- Additional electrical upgrades will be needed on and off site to handle increased power demand and meet code requirements. The City plans to complete these electrical upgrades separately at a future cost.
- The estimated budget for these required improvements is \$4.2 million. This amount includes construction costs, a 20% contingency, and 10% for architectural, engineering, and other project development costs.

Optional Enhancements

The following items are not required but are recommended to improve how the facility functions and how visitors experience it:

- The existing public address system works but the sound quality is poor. A new PA system is recommended.
- Additional sidewalks, ADA ramps, and circulation improvements to improve pedestrian access and connectivity.
- A new entry and ticketing area to improve crowd flow and reduce congestion.
- Very little paved parking is currently available. The City may want to consider building a new paved parking lot west of the arena with approximately 375 spaces.
- The estimated budget for these optional improvements includes construction, a 20% contingency, and 10% for architectural, engineering, and other project development costs.

Cost Estimate Summary

The attached Opinion of Probable Cost provides a detailed breakdown of the proposed work, including descriptions of the improvements, assumptions, and cost estimates. The costs are grouped into two categories:

1. **Required Improvements** – Items needed to support the shade structures or required by code.
2. **Optional Improvements** – Recommended items presented so the City can choose which ones to pursue.

Exhibits

The following exhibits are included to help show the proposed improvements:

- Exhibit A – Site Layout
- Exhibit B – Shade Structure
- Exhibit C – Opinion of Probable Costs

Facility Appearance

These improvements represent a significant investment and would improve comfort and functionality at the arena. However, adding shade structures and related upgrades may result in a facility that looks pieced together rather than visually consistent. Given the size of the investment, the City may want to consider whether building a new, purpose-designed facility would provide a more cohesive appearance and functional rodeo arena.

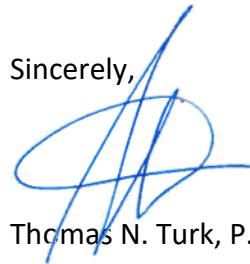
Next Steps

Before closing out this work, Freeland Turk recommends the following:

- Hold a meeting with City staff to review this report and gather feedback.
- Revise the project scope and cost estimates based on City input.
- Update the OPC and supporting materials.
- Present the final report and recommendations to City committees and the City Council for direction.

If you should have any questions regarding the Project or this report, please contact me tturk@freelandturk.com (830) 322-6208.

Sincerely,

A handwritten signature in blue ink, appearing to read "TTURK".

Thomas N. Turk, P.E.

Principal

Exhibit A - Site Layout

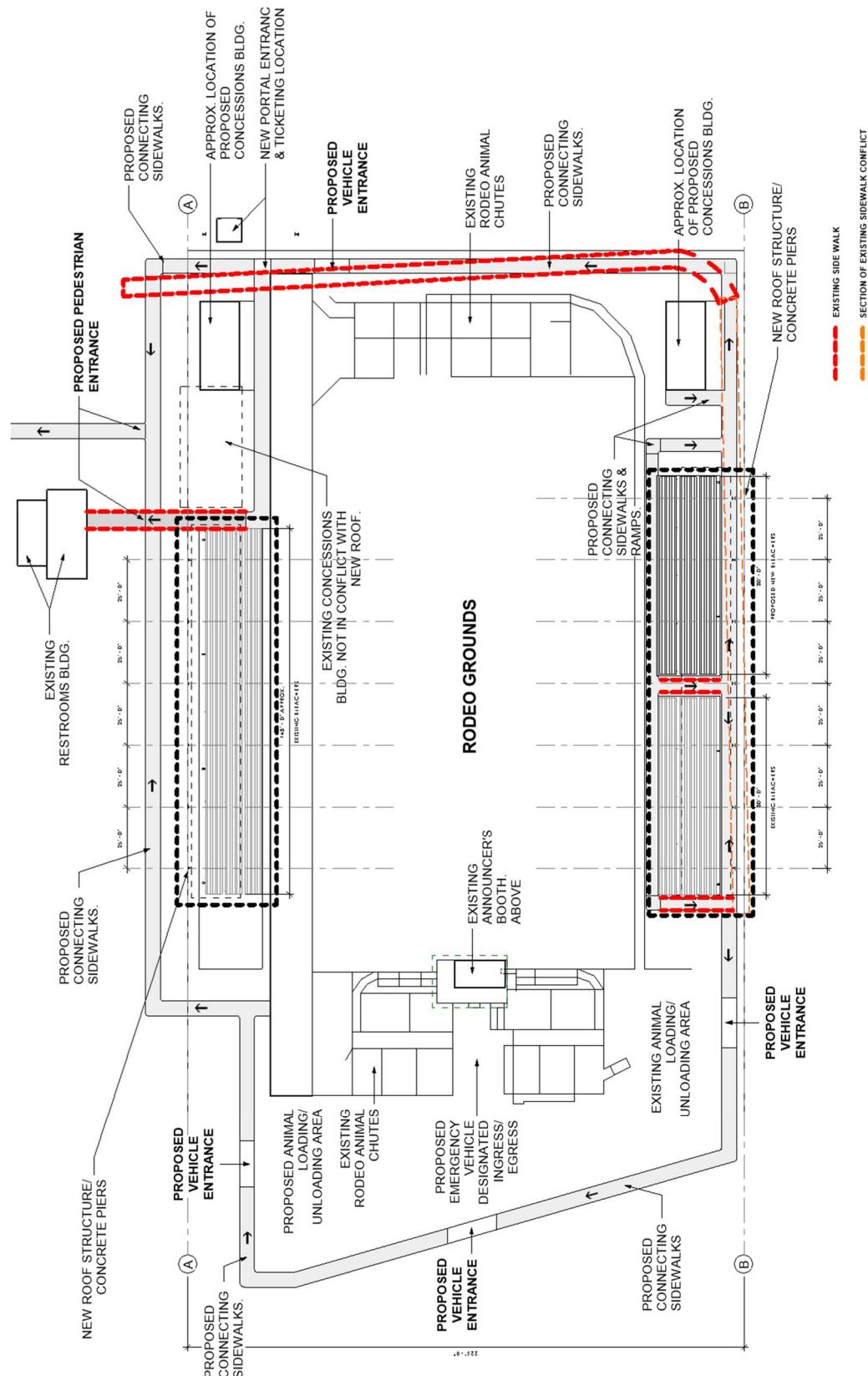


Exhibit B -Shade Structure



EXHIBIT C - OPINION OF PROBABLE COSTS

BASTROP RODEO ARENA SHADE STRUCTURE OPTION
DECEMBER 19, 2025

TYPE OF IMPROVEMENT	DESCRIPTION	SUGGESTED BUDGET	JUSTIFICATION	NOTES
Required Improvements				
Shade Structures	Shade Structures for East and Westside Bleachers, including concrete column foundation.	\$2,300,000	Owner Requested Improvement	Assumptions: Shade structure covers bleachers only.
Shade Structure - Fire Alarm	Audio and Visual Fire Protection, Light strobes for hearing impaired and sound sirens for seeing impaired	\$352,000	Required: Meets code for a 78,750 sf building/structure with >1,000 occupants.	Assumption: VoiceEVAC type with cellphone dialer included.
Shade Structure and Arena Lighting	Site access lights/exit emergency lights and under-roof lighting. Relocation of two Existing Electrical services	\$253,000	Required: Overall project lighting system shall meet photometric levels as dictated by code. Safe and clear egress during an emergency must be illuminated. The two existing Electrical Service Drops need to be moved approximately 60 ft. from their present location.	Assumption: Shade structures will obstruct illumination from existing pole lights. Existing power is enough for added electrical loads (Lighting, Fans and P.A. Systems). Each existing 400A electrical service drops will be relocated outside of the new roof structure to an accessible location. Existing equipment will be upgraded.
Site - Drainage	Site grading, swales, and misc. drainage improvements.	\$150,000	Required: The proposed shade structures will change flow patterns requiring stormwater conveyance improvements.	Assumption: City has right to discharge into existing pond located on adjacent property. Assumption: The existing pond has sufficient storage capacity and the dam is structurally adequate.
Announcing Booth	Demolition of Existing & Construction of New Announcing Booth ~10-15 FT Above grade.	\$600,000	Owner Requested: Existing premanufactured stairs and platforms are in poor condition.	Assumption: Elevated Pre-manufactured metal booth, code compliant stairs & guardrails, ADA Access through a ramp system with landings and rails. PEMB Tie-in and PA rack wiring, outlets, lighting and a minisplit unit for air conditioning and ventilation.
ADA - Accessible Routes	Demolition and Construction of New Sidewalks.	\$175,000	Required: Sections of the existing Sidewalks are in conflict with the new Roofing structure.	Assumptions: Demo and removal of existing concrete, haul and disposal. New concrete sidewalks 6" depth and 6ft wide, re-inforced, stone base, broom finish and joints.
Arena - Additional Bleachers	Additional Bleachers.	\$330,000	Owner Requested: Additional bleachers on the south side of arena increasing seating capacity from 1724 to approximately 2214 (increase of 490 seats). Avoids standing viewers overcrowding at top of existing bleachers.	Assumption: Permanent Aluminum bleachers with steel understructure, code compliant aisles, guardrails, mid aisle rails, foundations/piers.
On and Offsite Electrical Service Improvements and Upgrades		TBD		Assumption: Performed and funded by the City of Bastrop
Total for Required Improvements		\$4,160,000		
Recommended / Optional Improvements				
Canopy - Public Address System	Sound coverage, voice pickup devices, audio, live video, and accessories.	\$220,000	Recommended: New integrated system to support clear announcements, event coordination, safety messaging throughout the arena. Provides reliable performance and improves spectator experience.	Assumption: PTZ Cameras, with video switcher, 75" displays mounting hardware, mounted speakers, audio mixers, processor and amplifiers, microphones and mobile equip. rack. Includes 1 year provider support.
Arena - Concession Building (South)	Construction of New Concession Building. (1,250 SF).	\$700,000	Recommended: Serves occupants on South side of the Arena. Relieves High-volume & Heavy Pedestrian traffic toward a single Concession Building. Prevents obstruction of accessible routes.	Assumption: Includes utility connections and service works.
Sidewalks	New overall connecting Sidewalks.	\$150,000	Recommended: Additional sidewalks to improve accessible routes, and connect entire rodeo grounds with restrooms, bleachers, concessions bldgs. and main entrance.	Assumption: Demo and removal of existing concrete, haul and disposal. New concrete sidewalks 6", re-inforced, stone base, broom finish and joints. (3) ADA curb ramps.
Entrance & New Ticketing Booth	New stand-alone Premanufactured Steel Portal & Cmu Shell.	\$215,000	Recommended: Wide ADA-compliant Portal and Pathway funnels crowds efficiently towards seating. Reduces bottlenecks and overcrowding. Aids in signage and wayfinding references.	Assumption: Includes fabrication, erection, and paint of structural steel portal, footing & anchor cages, CMU ticket booth shell, with concrete apron. roof, sliding windows and HM Door installed. Finished interior with counter, shelving and trim. Lighting & Signage
Site - Parking	375 Spaces parking lot, storm drain system, and detention pond.	\$1,980,000	Owner Option	Assumption: Parking lot located in Gills Branch Watershed. Required to detain 100-Year Proposed to 25-Yr. Existing. 219 more spaces needed to meet building code not included in cost estimate

ShadePro, LLC

8690 FM 306
 New Braunfels TX 78132
 210-651-1041 Office
 830-221-8141 Cell



ShadePro.com

Proposal

Item 9E.

Date: January 14, 2026
 Quote valid for 45 days

Tyler@ShadePro.com

Billing Address:

Company:	City of Bastrop Arena		
Contact:	Sylvia Carrillo-Trevino		
Address:	25 American Legion Drive		
City/State/Zip:	Bastrop, TX 78602		
Phone:	512-332-8800		
Mobile Phone:			
E-mail:	scarrillo@cityofbastrop.org		

Installation Address:

Company:	City of Bastrop Arena		
Contact:	Sylvia Carrillo-Trevino		
Address:	25 American Legion Drive		
City/State/Zip:	Bastrop, TX 78602		
Phone:	512-332-8800		
Mobile Phone:			
E-mail:	scarrillo@cityofbastrop.org		

Qty	Size	Hgt	Structure Type	Style	Netting	Frame Color	Unit Price	Total
2	20' x 175'	14',17'	Interlocking Slope Cantilever	Slope	TBD	TBD	\$ 70,000.00	\$ 140,000.00
								\$ -
2	20' x 180'	14'	Interlocking Hip Cantilever	Hip	TBD	TBD	\$ 62,000.00	\$ 124,000.00
								\$ -
								\$ -
								\$ -

Texas Stamped Engineer Drawings \$1495.00 (Optional)

TBD

Private Utility Locate Services / HydroVac Services \$795.00 (Optional)

Included

Includes Delivery & Installation**Method of Payment****Sub Total**

\$ -

Sales Tax

\$ -

Total

\$ -

Amount Due Now

\$ -

Upon Completion

\$ -

Check Number: _____

Amount Collected: _____

Credit Card Number: _____

Exp Date: _____

Name on Card: _____

Security Code: _____

When a check is provided as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. Privacy Act Statement required by 5 U.S.C. 552a(e)(3) as governed by the rules of the NACHA. If you wish to opt out of check conversion notify us on this document and return with payment.

Tyler Arnold 830-221-8141

ShadePro Representative



Accepted By

January 14, 2026

Date

Date

ShadePro

Permanent Shade Structures

ShadePro, L.L.C., 8690 FM 306 New Braunfels TX 78132 (the "company") hereby agrees as follows:

- 1. Service.** The company will provide freight, labor, and materials to the property located at the installation address in accordance to the terms and conditions of this agreement.
- 2. Warranty.** During the term of the warranty, the Company will provide service to the customer when deemed necessary, provided that the Customer's account with the Company is current and/or paid in full. The limited warranty stated in this section is given in lieu of any other guarantee or warranty, whether expressed or implied, including without limitation the warranties of merchantability and fitness for a particular purpose.
- 3. Terms.** The parties agree that the initial term of this agreement will be a 75% deposit upon signing of the contract, with the remaining balance due upon completion of installation. Purchase orders must be approved by the ShadePro corporate office. Maximum terms on approved purchase orders shall not exceed 30 days. Invoices 30 days past due will be charged interest of 1.5 % per month. All sales are final. No refunds or returns.
- 4. Access to property.** Customer hereby grants the Company's service technicians and installation crew's access to the property for the purpose of a complete installation. If the customer is unavailable to provide an installer access to the property at any certain time, the customer must notify the company upon signing of the contract.
- 5. Disclaimers and Limitation of Liability.** The company will not be responsible for (1) any past, present, or future damage to the property not caused by a Company Representative (2) damage to underground wiring-unless the Company has been given by the customer plans locating all underground wiring and have been previously marked by the customer. It is the customer's responsibility to contact 811, call before you dig services 48 hours prior to installation.
- 6. Manufacturer's Warranty.** Warranty will be validated upon final payment of the invoice. Failure to pay final balance due will result in the warranty being voided. Warranty covers Commercial 95 Shade netting failure due to Ultraviolet deterioration, and faulty workmanship for a period of ten years. Not covered are rips and tears caused by means other than faulty workmanship. Shade netting is not warranted against contact with chemicals, caustic materials, open flames, or any other heat source. ShadePro is not responsible for errors or damage in installation or modification by non ShadePro approved installers and the warranty will become void. The warranty will become void if installed on frames other than those manufactured by ShadePro. Steel frames are covered for a period of twenty years against failure due to corrosion or faulty workmanship. ShadePro does not warranty against surface rust, however the frame is guaranteed not to fail due to corrosion or rust on the frame. Hardware, fittings, and cable are warranted for one year. Powder Coated (PC) steel finish is warranted for one year.
- 7. Adverse weather conditions and natural disasters.** Shade Structures are warranted not to fail in winds up to 90 miles per hour. The warranty does not cover natural disasters such as hurricanes, earthquakes, blizzards, shifts of terrain, micro/macros burst, or tornados in general vicinity. The installation warranty will be considered void if a ShadePro product is installed within the boundaries of a floodplain or failure due to saturated terrain or floods. If the structure is installed in an area exposed to hurricanes, remove shade netting and roof structure when a hurricane warning is issued. The fixed posts will normally withstand hurricane force winds if installed by a ShadePro trained installer.
- 8. Permits.** Quoted price does not include the cost of permits. ShadePro can handle permitting if necessary. Required engineer drawings will be an additional expense.
- 9. Product Liability.** The company is not responsible for injuries or accidents on, near, or around installed products during and after the installation. Be cautious around the construction site during the installation, keep children and pets away from area under construction at all times.

I have read, understood, and agree to all of the terms listed above.

SIGN X _____ **Date** _____

PRINT NAME & TITLE _____

**ShadePro
Permanent Shade Structures**

ShadePro, LLC

8690 FM 306
New Braunfels TX 78132
210-651-1041 Office
830-221-8141 Cell



PERMANENT SHADE STRUCTURES

ShadePro.com

Proposal

Date: January 17, 2026
Quote valid for 45 days

Tyler@ShadePro.com

Billing Address:

Company:	City of Bastrop Arena		
Contact:	Sylvia Carrillo-Trevino		
Address:	25 American Legion Drive		
City/State/Zip:	Bastrop, TX 78602		
Phone:	512-332-8800		
Mobile Phone:			
E-mail:	scarrillo@cityofbastrop.org		

Installation Address:

Company:	City of Bastrop Arena		
Contact:	Sylvia Carrillo-Trevino		
Address:	25 American Legion Drive		
City/State/Zip:	Bastrop, TX 78602		
Phone:	512-332-8800		
Mobile Phone:			
E-mail:	scarrillo@cityofbastrop.org		

Qty	Size	Hgt	Structure Type	Style	Netting	Frame Color	Unit Price	Total
2	24' x 175'	14',17'	Interlocking Slope Cantilever	Slope	TBD	TBD	\$ 89,600.00	\$ 179,200.00
								\$ -
2	24' x 180'	14'	Interlocking Hip Cantilever	Hip	TBD	TBD	\$ 80,500.00	\$ 161,000.00
								\$ -
								\$ -
								\$ -

Texas Stamped Engineer Drawings \$1495.00 (Optional)

TBD

Private Utility Locate Services / HydroVac Services \$795.00 (Optional)

Included

Includes Delivery & Installation

Method of Payment

Sub Total	\$ -
Sales Tax	\$ -
Total	\$ -
Amount Due Now	\$ -
Upon Completion	\$ -

Check Number: _____ Amount Collected: _____

Credit Card Number: _____ Exp Date: _____

Name on Card: _____

Security Code: _____

When a check is provided as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. Privacy Act Statement required by 5 U.S.C. 552a(e)(3) as governed by the rules of the NACHA. If you wish to opt out of check conversion notify us on this document and return with payment.

Tyler Arnold 830-221-8141

ShadePro Representative

X

Accepted By

January 17, 2026

Date

Date

ShadePro

Permanent Shade Structures

ShadePro, L.L.C., 8690 FM 306 New Braunfels TX 78132 (the "company") hereby agrees as follows:

- 1. Service.** The company will provide freight, labor, and materials to the property located at the installation address in accordance to the terms and conditions of this agreement.
- 2. Warranty.** During the term of the warranty, the Company will provide service to the customer when deemed necessary, provided that the Customer's account with the Company is current and/or paid in full. The limited warranty stated in this section is given in lieu of any other guarantee or warranty, whether expressed or implied, including without limitation the warranties of merchantability and fitness for a particular purpose.
- 3. Terms.** The parties agree that the initial term of this agreement will be a 75% deposit upon signing of the contract, with the remaining balance due upon completion of installation. Purchase orders must be approved by the ShadePro corporate office. Maximum terms on approved purchase orders shall not exceed 30 days. Invoices 30 days past due will be charged interest of 1.5 % per month. All sales are final. No refunds or returns.
- 4. Access to property.** Customer hereby grants the Company's service technicians and installation crew's access to the property for the purpose of a complete installation. If the customer is unavailable to provide an installer access to the property at any certain time, the customer must notify the company upon signing of the contract.
- 5. Disclaimers and Limitation of Liability.** The company will not be responsible for (1) any past, present, or future damage to the property not caused by a Company Representative (2) damage to underground wiring-unless the Company has been given by the customer plans locating all underground wiring and have been previously marked by the customer. It is the customer's responsibility to contact 811, call before you dig services 48 hours prior to installation.
- 6. Manufacturer's Warranty.** Warranty will be validated upon final payment of the invoice. Failure to pay final balance due will result in the warranty being voided. Warranty covers Commercial 95 Shade netting failure due to Ultraviolet deterioration, and faulty workmanship for a period of ten years. Not covered are rips and tears caused by means other than faulty workmanship. Shade netting is not warranted against contact with chemicals, caustic materials, open flames, or any other heat source. ShadePro is not responsible for errors or damage in installation or modification by non ShadePro approved installers and the warranty will become void. The warranty will become void if installed on frames other than those manufactured by ShadePro. Steel frames are covered for a period of twenty years against failure due to corrosion or faulty workmanship. ShadePro does not warranty against surface rust, however the frame is guaranteed not to fail due to corrosion or rust on the frame. Hardware, fittings, and cable are warranted for one year. Powder Coated (PC) steel finish is warranted for one year.
- 7. Adverse weather conditions and natural disasters.** Shade Structures are warranted not to fail in winds up to 90 miles per hour. The warranty does not cover natural disasters such as hurricanes, earthquakes, blizzards, shifts of terrain, micro/macros burst, or tornados in general vicinity. The installation warranty will be considered void if a ShadePro product is installed within the boundaries of a floodplain or failure due to saturated terrain or floods. If the structure is installed in an area exposed to hurricanes, remove shade netting and roof structure when a hurricane warning is issued. The fixed posts will normally withstand hurricane force winds if installed by a ShadePro trained installer.
- 8. Permits.** Quoted price does not include the cost of permits. ShadePro can handle permitting if necessary. Required engineer drawings will be an additional expense.
- 9. Product Liability.** The company is not responsible for injuries or accidents on, near, or around installed products during and after the installation. Be cautious around the construction site during the installation, keep children and pets away from area under construction at all times.

I have read, understood, and agree to all of the terms listed above.

SIGN X _____ Date _____

PRINT NAME & TITLE _____

**ShadePro
Permanent Shade Structures**

ShadePro, LLC

8690 FM 306
New Braunfels TX 78132
210-651-1041 Office
830-221-8141 Cell



PERMANENT SHADE STRUCTURES

ShadePro.com

Proposal

Date: January 17, 2026
Quote valid for 45 days

Tyler@ShadePro.com

Billing Address:

Company:	City of Bastrop Arena		
Contact:	Sylvia Carrillo-Trevino		
Address:	25 American Legion Drive		
City/State/Zip:	Bastrop, TX 78602		
Phone:	512-332-8800		
Mobile Phone:			
E-mail:	scarrillo@cityofbastrop.org		

Installation Address:

Company:	City of Bastrop Arena		
Contact:	Sylvia Carrillo-Trevino		
Address:	25 American Legion Drive		
City/State/Zip:	Bastrop, TX 78602		
Phone:	512-332-8800		
Mobile Phone:			
E-mail:	scarrillo@cityofbastrop.org		

Qty	Size	Hgt	Structure Type	Style	Netting	Frame Color	Unit Price	Total
1	45' x 172'	14'	Interlocking 4-Post (West Bleachers)	Hip	TBD	TBD	\$154,800.00	\$ 154,800.00
1	30' x 172'	14'	Interlocking 4-Post (East Bleachers)	Hip	TBD	TBD	\$132,640.00	\$ 132,640.00
								\$ -
1	34' x 132'	12'	Interlocking 4-Post (North Pens)	Hip	TBD	TBD	\$ 89,760.00	\$ 89,760.00
1	50' x 50'	12'	4-Post Super (Southwest Pens)	Hip	TBD	TBD	\$ 54,730.00	\$ 54,730.00
1	40' x 46'	12'	4-Post Super (Southeast Pens)	Hip	TBD	TBD	\$ 45,180.00	\$ 45,180.00

Texas Stamped Engineer Drawings \$1495.00 (Optional)

Private Utility Locate Services / HydroVac Services \$795.00 (Optional)

Includes Delivery & Installation

Method of Payment

Sub Total	\$ -
Sales Tax	\$ -
Total	\$ -
Amount Due Now	\$ -
Upon Completion	\$ -

Check Number: _____ Amount Collected: _____
 Credit Card Number: _____ Exp Date: _____

Name on Card: _____ Security Code: _____

When a check is provided as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. Privacy Act Statement required by 5 U.S.C. 552a(e)(3) as governed by the rules of the NACHA. If you wish to opt out of check conversion notify us on this document and return with payment.

Tyler Arnold 830-221-8141

ShadePro Representative

X

Accepted By

January 17, 2026

Date

Date

ShadePro

Permanent Shade Structures

ShadePro, L.L.C., 8690 FM 306 New Braunfels TX 78132 (the "company") hereby agrees as follows:

- 1. Service.** The company will provide freight, labor, and materials to the property located at the installation address in accordance to the terms and conditions of this agreement.
- 2. Warranty.** During the term of the warranty, the Company will provide service to the customer when deemed necessary, provided that the Customer's account with the Company is current and/or paid in full. The limited warranty stated in this section is given in lieu of any other guarantee or warranty, whether expressed or implied, including without limitation the warranties of merchantability and fitness for a particular purpose.
- 3. Terms.** The parties agree that the initial term of this agreement will be a 75% deposit upon signing of the contract, with the remaining balance due upon completion of installation. Purchase orders must be approved by the ShadePro corporate office. Maximum terms on approved purchase orders shall not exceed 30 days. Invoices 30 days past due will be charged interest of 1.5 % per month. All sales are final. No refunds or returns.
- 4. Access to property.** Customer hereby grants the Company's service technicians and installation crew's access to the property for the purpose of a complete installation. If the customer is unavailable to provide an installer access to the property at any certain time, the customer must notify the company upon signing of the contract.
- 5. Disclaimers and Limitation of Liability.** The company will not be responsible for (1) any past, present, or future damage to the property not caused by a Company Representative (2) damage to underground wiring-unless the Company has been given by the customer plans locating all underground wiring and have been previously marked by the customer. It is the customer's responsibility to contact 811, call before you dig services 48 hours prior to installation.
- 6. Manufacturer's Warranty.** Warranty will be validated upon final payment of the invoice. Failure to pay final balance due will result in the warranty being voided. Warranty covers Commercial 95 Shade netting failure due to Ultraviolet deterioration, and faulty workmanship for a period of ten years. Not covered are rips and tears caused by means other than faulty workmanship. Shade netting is not warranted against contact with chemicals, caustic materials, open flames, or any other heat source. ShadePro is not responsible for errors or damage in installation or modification by non ShadePro approved installers and the warranty will become void. The warranty will become void if installed on frames other than those manufactured by ShadePro. Steel frames are covered for a period of twenty years against failure due to corrosion or faulty workmanship. ShadePro does not warranty against surface rust, however the frame is guaranteed not to fail due to corrosion or rust on the frame. Hardware, fittings, and cable are warranted for one year. Powder Coated (PC) steel finish is warranted for one year.
- 7. Adverse weather conditions and natural disasters.** Shade Structures are warranted not to fail in winds up to 90 miles per hour. The warranty does not cover natural disasters such as hurricanes, earthquakes, blizzards, shifts of terrain, micro/macros burst, or tornados in general vicinity. The installation warranty will be considered void if a ShadePro product is installed within the boundaries of a floodplain or failure due to saturated terrain or floods. If the structure is installed in an area exposed to hurricanes, remove shade netting and roof structure when a hurricane warning is issued. The fixed posts will normally withstand hurricane force winds if installed by a ShadePro trained installer.
- 8. Permits.** Quoted price does not include the cost of permits. ShadePro can handle permitting if necessary. Required engineer drawings will be an additional expense.
- 9. Product Liability.** The company is not responsible for injuries or accidents on, near, or around installed products during and after the installation. Be cautious around the construction site during the installation, keep children and pets away from area under construction at all times.

I have read, understood, and agree to all of the terms listed above.

SIGN X _____ Date _____

PRINT NAME & TITLE _____

**ShadePro
Permanent Shade Structures**

