
MEETING NOTICE

The City Council of the City of Woodcreek, Texas will conduct a meeting at Woodcreek City Hall, 41 Champions Circle, Woodcreek, Texas. The meeting will be held on Wednesday, September 25, 2024 at 4:00 PM.

All attendees are encouraged to wear face coverings when a minimum of six-foot social distancing cannot be maintained. Smoking is not allowed anywhere on the property of City Hall.

The public may watch this meeting live at the following link:

<https://zoom.us/j/92253352690?pwd=UkdIWmRTQldLYnhwaDE0eVI3eWdJZz09>

Meeting ID: 922 5335 2690; Passcode: 402874

A recording of the meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon written request. This notice, as amended, is posted pursuant to the Texas Open Meetings Act (Vernon's Texas Codes Ann. Gov. Code Chapter 551).

The City of Woodcreek is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary's Office at 512-847-9390 for information. Hearing-impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

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

It is anticipated that members of other City Boards, Commissions, Panels and/or Committees may attend the meeting in numbers that may constitute a quorum of the other City Boards, Commissions, Panels and/or Committees. Notice is hereby given that this meeting, to the extent required by law, is also noticed as a meeting of the other City Boards, Commissions, Panels and/or Committees of the City, whose members may be in attendance. The members of the City Boards, Commissions, Panels and/or Committees may participate in discussions on the items listed on this agenda, which occur at this meeting, but no action will be taken by those in attendance unless such action item is specifically listed on an agenda during a regular or special meeting for the respective Board, Commission, Panel and/or Committee subject to the Texas Open Meetings Act.

The City Council may retire to Executive Session any time during this meeting, under Texas Government Code, Subchapter D.

Action, if any, will be taken in open session.

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney.

This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Any citizen shall have a reasonable opportunity to be heard at any and all meetings of the Governing Body in regard to: (1) any and all matters to be considered at any such meeting, or (2) any matter a citizen may wish to bring to the Governing Body's attention. No member of the Governing Body may discuss or comment on any citizen public comment, except to make: (1) a statement of specific, factual information given in response to the inquiry, or (2) a recitation of existing policy in response to the inquiry. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting per Texas Local Government code Sec. 551.042

*Citizen comments will be allowed at the beginning of every meeting, or alternatively, before an item on the agenda upon which the citizen wishes to speak is to be considered. All citizens will be allowed to comment for **three (3) minutes** per person and shall be allowed more time at the Mayor or Chair's discretion. In addition, citizens may pool their allotted speaking time. To pool time, a speaker must present the names individuals present in the audience who wish to yield their three(3) minutes. Citizens may present materials regarding any agenda item to the City Secretary at or before a meeting, citizens attending any meeting are requested to complete a form providing their name, address, and agenda item/concern, but are not required to do so before speaking and presenting it to the City Secretary prior to the beginning of such meeting. Comments may only be disallowed and/or limited as per Government Code § 551.007(e).*

*Submit written comments by email to woodcreek@woodcreektx.gov by **NOON**, the day prior to the meeting. Please include your full name, home or work address, and the agenda item number. Written comments will be part of the official written record only.*

AGENDA

CALL TO ORDER

MOMENT OF SILENCE

PLEDGES

ROLL CALL and ESTABLISH QUORUM

PUBLIC COMMENTS

CONSENT CALENDAR

1. Discuss and take possible action on selecting We Love Trees for which to award the City Oak Wilt Specialist contract following the closing of the Request for Proposals (RFP) for said services on August 31, 2024 thereby authorizing Mr. Burton to enter into a contract with the selected applicant not to exceed \$8,000 annually from the arborist budget line item.

REGULAR AGENDA

2. Public hearing on an application to allow the replatting of The Amending Plat of Lot 9 & 10, Oak Orchard Enclave, Establishing Lot 9-A as recorded in Volume 18, Page 115 of the Plat Records of Hays County and the replatting of The Amending Plat of Lot 11 & 12, Oak Orchard Enclave, Establishing Lot 11-A as recorded in Volume 18, Page 375 of the Plat Records of

Hays County for the purpose of relocating the lot line between the two lots. The new subdivision name is Replat of Lots 9-A & 11-A, Oak Orchard Enclave, Establishing lots 9-AR & 11-AR, Oak Orchard Enclave

3. Discuss and take appropriate action on a request to allow the replatting of The Amending Plat of Lot 9 & 10, Oak Orchard Enclave, Establishing Lot 9-A as recorded in Volume 18, Page 115 of the Plat Records of Hays County and the replatting of The Amending Plat of Lot 11 & 12, Oak Orchard Enclave, Establishing Lot 11-A as recorded in Volume 18, Page 375 of the Plat Records of Hays County for the purpose of relocating the lot line between the two lots. The new subdivision name is Replat of Lots 9-A & 11-A, Oak Orchard Enclave, Establishing lots 9-AR & 11-AR, Oak Orchard Enclave) (Rasco)
4. Public Hearing on the Proposed Tax Rate For Fiscal Year 2024-2025. (Rasco)
5. Consideration and Possible Action to approve the portion of the FY 2024-2025 tax rate dedicated to maintenance and operations be \$0.0978, and the total FY 2024-2025 tax rate of \$0.1908 as reflected in the FY2024-2025 budget pursuant to TEX. TAX CODE § 26.05(a)
6. Consideration and Possible Action to approve the portion of the FY 2024-2025 tax rate dedicated to debt service be \$0.0809, and the total FY 2024-2025 tax rate of \$0.1908 as reflected in the FY2024-2025 budget pursuant to TEX. TAX CODE § 26.05(a)
7. Consideration and Possible Action on an Ordinance of the City Council of The City Of Woodcreek, Texas, Adopting a Tax Rate Of \$0.1908 Per One Hundred Dollars (\$100.00) Consisting of the Approved Maintenance and Operation Rate (\$0.0978) and Debt Service Rate (\$0.0809) of Assessed Valuation For the City Of Woodcreek To Be Effective For the 2024 Tax Year (Fiscal Year 2025)
8. Discussion and possible action to accept the City Council Sub-Committee Report on park improvements and Parks and Open Spaces Advisory Commission (P.O.S.A.C) grant funding and city match (Hines and Grummert)
9. Discussion and possible action on report from Freeland Turk on American with Disabilities Act (ADA) compliance for city-owned public parks and greenspaces (Burton)
10. Discuss and take possible action to accept Parks and Recreation recommendation to City Council to authorize expenditure from the Parks and Recreation Board Expense Account, not to exceed \$1,000 for the completion of the Master Gardener Project at Augusta Park.
11. Discuss and take possible action to accept Parks and Recreation recommendation to City Council to authorize expenditure from the Parks and Recreation Board Expense Account/budget funds, not to exceed \$3700 for the planning and execution of the 2024 Spooktacular Event.
12. Discussion and possible action on the installation of a public restroom at Creekside Park in the City of Woodcreek (Hines)
13. Discussion and possible action to accept and act upon the Woodcreek Water Task Force reports on water conservation, rainwater collection and other water related incentive programs for residents of the City of Woodcreek. (Hines)
14. Discussion and possible action to select a rainwater collection system installation plan and award contract for installation for building located at City Hall, 41 Champions, and gazebo located at The Triangle for the purpose of collecting non-potable irrigation and landscaping water. (Hines)
15. Discuss and take action to direct Freeland Turk to study the current Ordinance Chapter 92 with respect to requirements for contractors who alter the condition of our roads and rights-of-way and recommend revised language for that ordinance chapter that will help protect the integrity of our roads and rights-of-way.

- [16.](#) Schedule a Town Hall meeting with Wimberley VFW Post 6441 to obtain input from citizens on drainage issues faced since the repaving of the streets a year ago, with Freeland Turk facilitating the discussion.
- [17.](#) Discuss and Take Possible Action on Approving the Tree Board to Purchase Supplies for the November Tree Give-Away in the Amount of \$300.
- [18.](#) Discuss and Take Possible Action on Approving the Tree Board to Purchase Saplings for Planting on City Property in the Amount of \$400.
19. Response from Suzanne Mac Kenzie, City of Woodcreek City Secretary, addressing allegations of incompetency and misconduct (Rasco)
20. Discussion and possible action on the removal from office and termination of employment of Suzanne Mac Kenzie as the City of Woodcreek City Secretary based on incompetence and misconduct. (Rasco)

COUNCIL CONSIDERATIONS FOR AGENDA ITEMS AT NEXT REGULAR COUNCIL MEETING

ANNOUNCEMENTS

ADJOURN

POSTING CERTIFICATION

IT IS HEREBY CERTIFIED that the foregoing agenda has been posted on the outdoor Notice Board of Woodcreek City Hall on the **20th day of September, 2024 at 4:30PM.**

By:

This Notice and Agenda, including Agenda Packet, are posted online at:

<https://www.WoodcreekTX.gov/Meetings>

DATE:	9/16/2024*Click HERE To Select A Date From The Calendar
TO:	City of Woodcreek City Council Members
FROM:	Krista Richardson, Council Member
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Discuss and take possible action on selecting We Love Trees for which to award the City Oak Wilt Specialist contract following the closing of the Request for Proposals (RFP) for said services on August 31, 2024 thereby authorizing Mr. Burton to enter into a contract with the selected applicant not to exceed \$8,000 annually from the arborist budget line item.

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

Discuss and Take Appropriate Action

On selecting We Love Trees for which to award the City Oak Wilt Specialist contract following the closing of the Request for Proposals (RFP) for said services on August 31, 2024 thereby authorizing Mr. Burton to enter into a contract with the selected applicant not to exceed \$8,000 annually from the arborist budget line item.

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

The Tree Board has unanimously recommended that the arborist company We Love Trees should be awarded the Oak Wilt specialist contract. This decision was based on We Love Trees being a respected local company that has arborists who are Oak Wilt Qualified and are licensed to diagnose and treat Oak wilt. The company offers very competitive rates and are familiar with Woodcreek’s tree population.

STATE YOUR INTENDED MOTION:

“I move..... *(Copy Text From First Table Field)*

I move that Council should discuss and take possible action on selecting We Love Trees for which to award the City Oak Wilt Specialist contract following the closing of the Request for Proposals (RFP) for said services on August 31, 2024 thereby authorizing Mr. Burton to enter

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

into a contract with the selected applicant not to exceed \$8,000 annually from the arborist budget line item.

FISCAL IMPACT:

The Estimated Dollar Amount is: \$8000

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

1. City of Woodcreek pdf
2. 2024 Insurance pdf
3. Pesticide cert jpeg
4. Sanders arborist jpeg
5. Sanders Oak Wilt jpeg

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney



CERTIFICATE OF LIABILITY INSURANCE

DATE (M) 9/1
Item 1.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

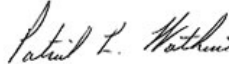
PRODUCER Watkins Insurance Group - Austin 3834 Spicewood Springs Rd, Ste 100 Austin TX 78759	CONTACT NAME: Denise Pineda PHONE (A/C No. Ext): 512-637-4404 E-MAIL ADDRESS: DPineda@watkinsinsurancegroup.com		FAX (A/C, No): 512-452-0999
	INSURER(S) AFFORDING COVERAGE		
INSURED Oak Wilt Company dba We Love Trees 1007 Preserve Place Round Rock TX 78665	WELOVET-01	INSURER A: Evanston Insurance Company	NAIC # 35378
		INSURER B: Great American Insurance	16691
		INSURER C:	
		INSURER D:	
		INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** 653639110 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> 1,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			3AA705948	8/30/2023	8/30/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Equipment Floater			IMPE76742402	8/30/2023	8/30/2024	Limit 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Evidence of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



City of Woodcreek-

We Love Trees has been in business since 2007. The company has always been based out of the Wimberley area. We currently have two storage units off of Carney Lane and a yard on Misti Lane in Rolling Oaks. Matt and Philip are the two arborists on staff, both with oak wilt credentials. Matt maintains his applicators license in order to administer propiconazole for oak wilt treatments. Wilber is a working foreman that is on almost every job and has been with the company for 15 years. We have completed many projects in Woodcreek in addition to being the contractor for Double J Golf Club.

Our services include, but are not limited to trimming, removals, installation, land clearing, tree injections, and rock saw trenching for oak wilt suppression. We own and operate one of only three rock saws available that were custom built for oak wilt trenching.

Our pricing schedule can be tailored to your needs. We can bid by the job or per day. We have no job minimum for commercial contracts. These are relationships that we appreciate and foster. Our hourly rate starts at \$60 for basic ground work up to \$100 for skilled and difficult jobs.

Thank you for the opportunity to care for your trees.

Sincerely,

Matt Sanders

Matt Sanders
512-422-7234
welovetreestx.com



June 11, 2024

Kaili Dougherty
Tri-Tech Engineering Surveying Planning
155 Riverwalk Dr.
San Marcos, TX 78666

RE: Preliminary Replat of Lot 9A & 11A Application, Oak Orchard Enclave

Dear Ms. Dougherty:

The City of Woodcreek received your application for the above subdivision on May 2, 2024. The City of Woodcreek accepted this application and have the following technical comments.

No further comments.

Please contact the City Engineer, Gary Freeland at (830) 377-4555 regarding any questions for this application.

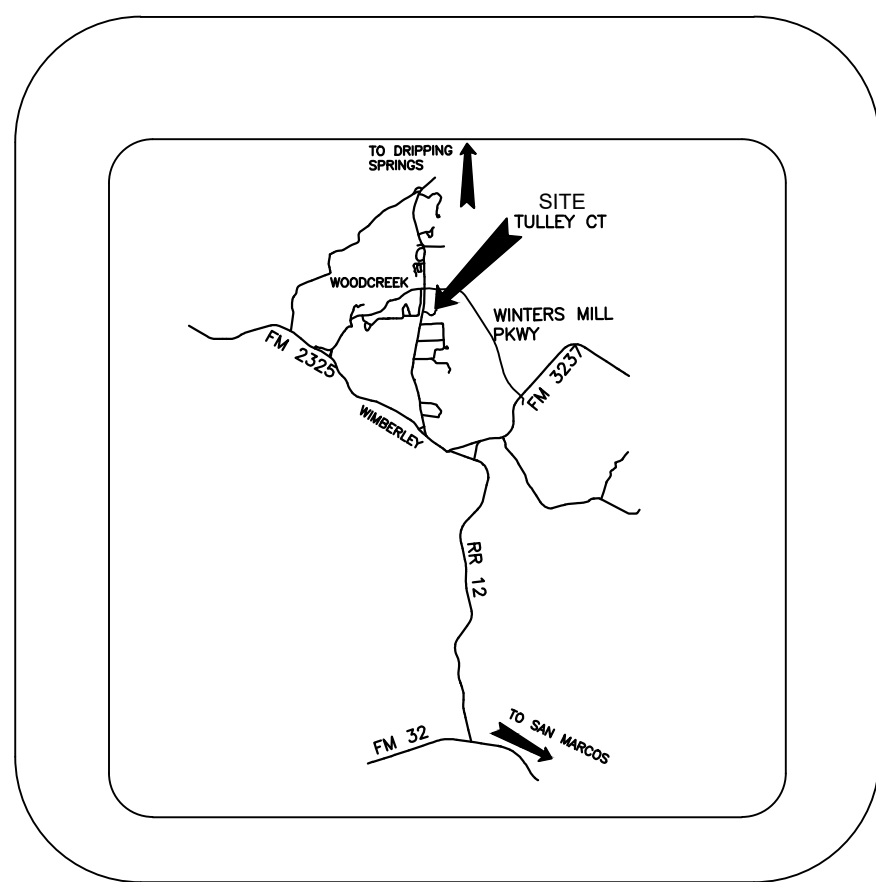
Regards

Jim Burton, City Manager
City of Woodcreek, Texas

Date: _____

CC: Gary Freeland, City Engineer (via e-mail)

**REPLAT OF LOTS 9-A & 11-A,
OAK ORCHARD ENCLAVE,
ESTABLISHING LOTS 9-AR & 11-AR,
OAK ORCHARD ENCLAVE,
CITY OF WOODCREEK
HAYS COUNTY, TEXAS**



**VICINITY MAP
(NOT TO SCALE)
ZIP CODE: 78676**

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

That we, Enrique Ospina and wife, Liliana Delima, owners of that certain tract of land shown hereon being Lot 9-A of the recorded amended plat in Volume 18, Page 115, Plat Records of Hays County, Texas, and owners of that certain tract of land shown hereon being Lot 11-A of the recorded amended plat in Volume 18, Page 375, Plat Records of Hays County, Texas, do hereby subdivide said lots as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the public the use of public utility easements shown hereon. This subdivision is to be known as the REPLAT OF LOTS 9-A & 11-A, OAK ORCHARD ENCLAVE, ESTABLISHING LOTS 9-AR & 11-AR, OAK ORCHARD ENCLAVE, CITY OF WOODCREEK, HAYS COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____ A.D. 20__.

By: _____
Enrique Ospina
287 Tulley Court
Wimberley, Texas 78676

By: _____
Liliana De Lima
287 Tulley Court
Wimberley, Texas 78676

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Enrique Ospina, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____ A.D. 20__.

NOTARY PUBLIC in and for Hays County, Texas

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Liliana De Lima, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they have executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____ A.D. 20__.

NOTARY PUBLIC in and for Hays County, Texas

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Elaine H. Cardenas, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the ____ day of _____, A.D. 20__, at _____ o'clock _____m., in the plat records of Hays County, Texas, in

Instrument Number _____

WITNESS my hand and seal of office this the ____ day of _____, A.D. 20__.

Elaine H. Cardenas
County Clerk
Hays County, Texas

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Colin Bromley, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly found or placed under my supervision in accordance with the City of Woodcreek Subdivision Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal this ____ day of _____ A.D. 20__.

RELEASED FOR REVIEW 6/3/24
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Colin Bromley
Registered Professional Land Surveyor No. 6955, State of Texas

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

I, Al Carroll, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision in the Contributing Zone of the Edwards Aquifer and is not located in the Edwards Aquifer Recharge Zone, nor is it in the Barton Springs Segment of the Edwards Aquifer Recharge Zone; it is however located within Zone X flood areas, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number, 48209C 0238 F effective date September 2, 2005, and that each lot conforms to the City of Woodcreek Subdivision Regulations.

TO CERTIFY WHICH, WITNESS by my hand and seal at this ____ day of _____ A.D. 20__.

RELEASED FOR REVIEW 6/3/24
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Al Carroll
Registered Professional Engineer, No. 119251
State of Texas

STATE OF TEXAS*
CITY OF WOODCREEK*

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of the City of Woodcreek. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Woodcreek disclaims any responsibility to any member of the public for independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Kevin Rule, City Manager
City of Woodcreek, Texas

I, Gary Freeland, City Engineer of the City of Woodcreek, Texas do hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations to which approval is required.

Gary Freeland, City Engineer
City of Woodcreek, Texas

I, Kevin Rule, City Manager of the City of Woodcreek, Texas hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations to which approval is required.

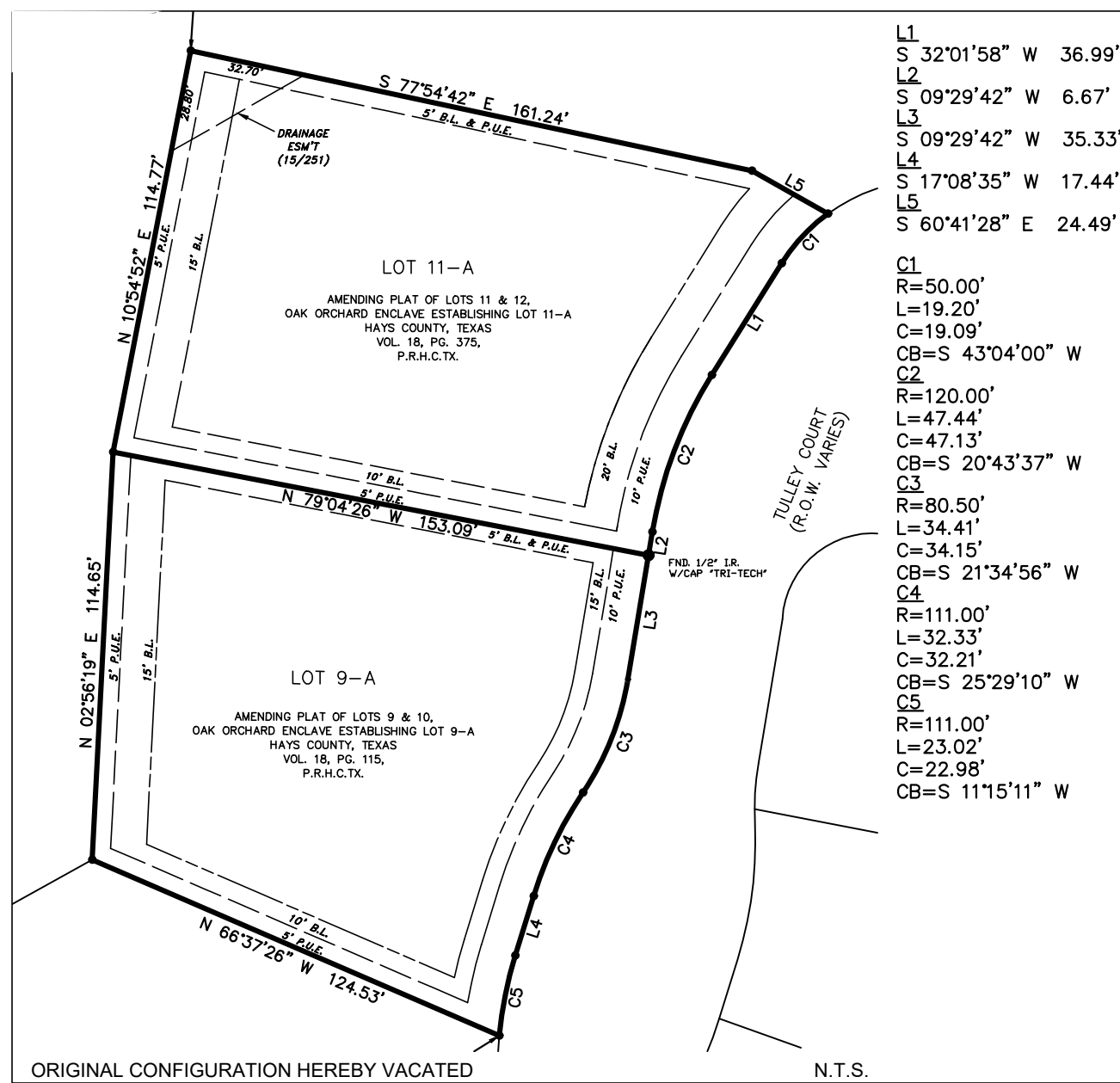
Kevin Rule, City Manager
City of Woodcreek, Texas



PLAT NOTES

- 1. This subdivision lies within the boundaries of the Edwards Aquifer Contributing Zone.
- 2. No portion of this subdivision lies within the boundaries of the 100 year floodplain as delineated on Hays County F.I.R.M. Community Number 48209C and the City of Woodcreek Community Number 481641, Panel No. 0238 F, effective date September 2, 2005.
- 3. This subdivision lies within the Wimberley Independent School District.
- 4. This subdivision contains 2 residential lots for a total of 0.82 acres.
- 5. Water supply for this subdivision is to be provided by Aqua Source, Inc. No structure in this subdivision shall be occupied until connected to public water system.
- 6. Rainwater collection is encouraged and in some areas may offer the best renewable water resource.
- 7. Electricity for this subdivision is provided by Pedernales Electric Cooperative, Inc.
- 8. Telephone service for this subdivision is provided by Frontier Communications.
- 9. This subdivision lies within the City Limits of The City of Woodcreek and is subject to its ordinances.
- 10. Wastewater treatment for this subdivision is to be provided by Aqua Source, Inc. No structure in this subdivision shall be occupied until connected to a public sewer system.
- 11. No object, including buildings, fencing or landscaping which would interfere with conveyance of stormwater, shall be placed or erected within a Drainage Easement. The owner(s) of any lot(s) upon which drainage facilities are located, including detention, shall be responsible for maintenance and up keep of such facilities.
- 12. There is hereby dedicated a ten (10) foot wide Public Utility, Drainage, and Embankment/Backslope Easement adjacent to all street right-of-way lines and a five (5) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines.
- 13. Development is limited to one single family residence per lot.
- 14. Improvements exist on these lots which are not shown on this plat.
- 15. There are no existing encroachments and there will not be any encroachments in the building setback lines or public utility easements of this replat.
- 16. Bearings are based on the Texas Coordinate System – South Central Zone, NAD83.
- 17. Topographic information shown hereon derived from TNRIS LIDAR contours (2') for the Driftwood Quadrangle data set.

REPLAT OF LOTS 9-A & 11-A, OAK ORCHARD ENCLAVE, ESTABLISHING LOTS 9-AR & 11-AR, OAK ORCHARD ENCLAVE, CITY OF WOODCREEK HAYS COUNTY, TEXAS



- L1 S 32°01'58" W 36.99'
- L2 S 09°29'42" W 6.67'
- L3 S 09°29'42" W 35.33'
- L4 S 17°08'35" W 17.44'
- L5 S 60°41'28" E 24.49'
- C1 R=50.00'
L=19.20'
C=19.09'
CB=S 43°04'00" W
- C2 R=120.00'
L=47.44'
C=47.13'
CB=S 20°43'37" W
- C3 R=80.50'
L=34.41'
C=34.15'
CB=S 21°34'56" W
- C4 R=111.00'
L=32.33'
C=32.21'
CB=S 25°29'10" W
- C5 R=111.00'
L=23.02'
C=22.98'
CB=S 11°15'11" W

A 0.82 ACRE TRACT OF LAND, BEING LOT 9-A, AMENDING PLAT OF LOT 9 & 10, OAK ORCHARD ENCLAVE ESTABLISHING LOT 9-A, RECORDED IN VOL. 18, PG. 115 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AND LOT 11-A, AMENDING PLAT OF LOT 11 & 12 OAK ORCHARD ENCLAVE ESTABLISHING LOT 11-A, RECORDED IN VOL. 18, PG. 375 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAID 0.82 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with "PROTECH" cap found for an angle point in the south line of Lot OS1 of Oak Orchard Enclave, recorded in Ins. No. 13013466 of the Deed Records of Hays County, Texas, same being the north west corner of said Lot 11-A, for the north west corner of herein described tract;

THENCE with south the line of said Lot OS1 and the north line of said Lot 11-A the following two (2) courses and distances:

- 1) S 77°54'42" E a distance of 161.24' to a 1/2" iron rod found;
- 2) S 60°41'28" E a distance of 24.49' to a 1/2" iron rod with "TRITECH" cap found for a point of curvature in the west right-of-way of Tulley Court for the northwest corner of said Lot 11-A;

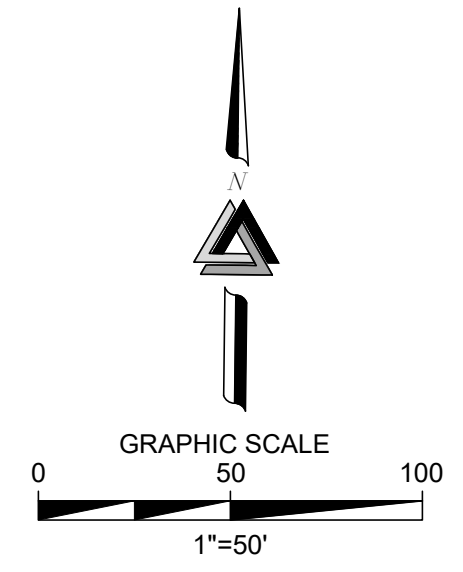
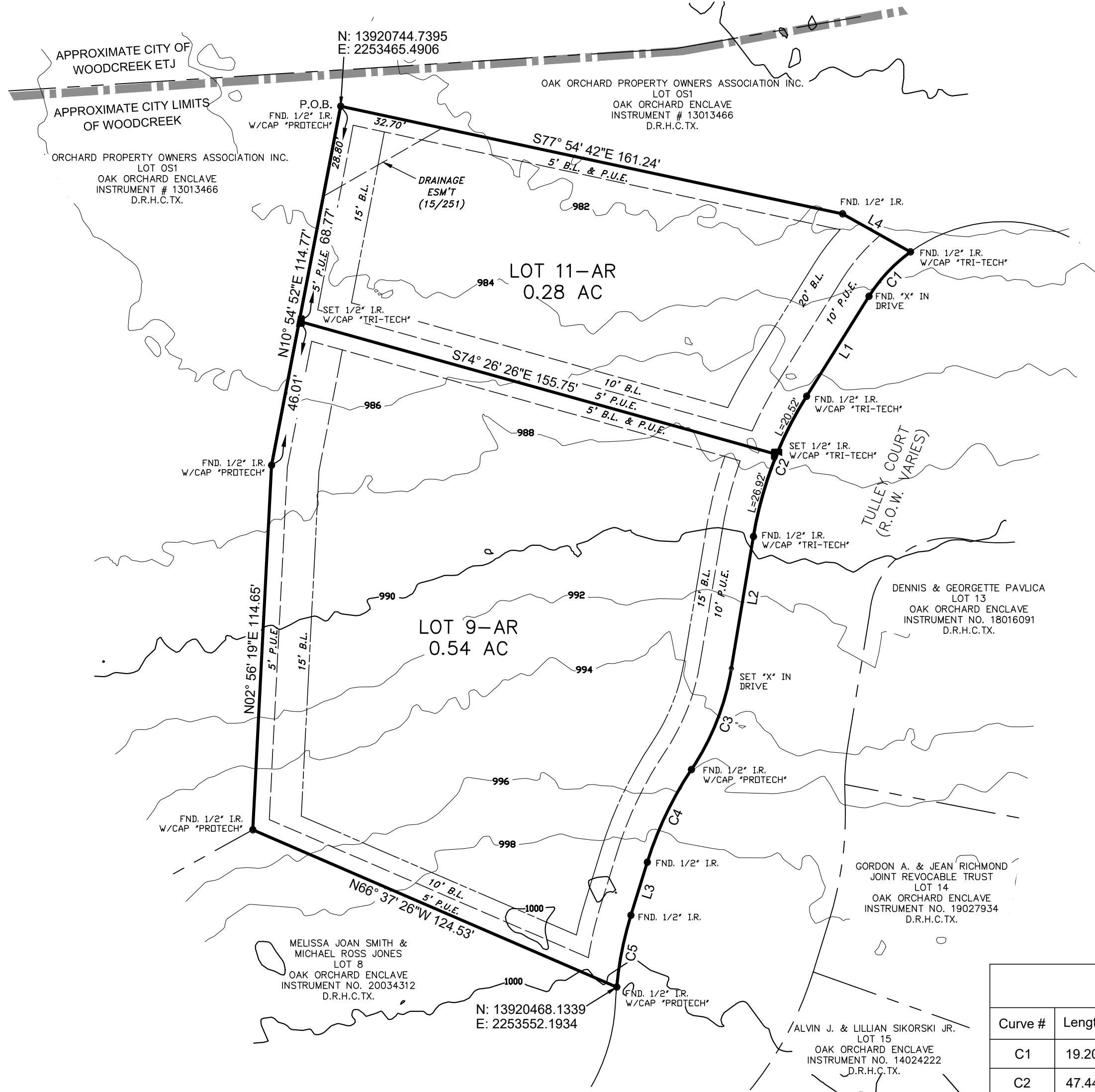
THENCE with the west line of Tulley court and the east line of said Lot 11-A the following eight (8) courses and distances:

- 1) following a curve to the left having a radius of 50.00', a length of 19.20', and a chord which bears S 43°04'00" W a distance of 19.09' to a "X" found in drive;
- 2) S 32°01'58" W a distance of 36.99' to a 1/2" iron rod with "TRITECH" cap found;
- 3) following a curve to the left having a radius of 120.00', a length of 47.44', and a chord which bears S 20°43'37" W a distance of 47.13' to a 1/2" iron rod with "TRITECH" cap found;
- 4) S 09°29'42" W a distance of 42.00' to a "X" set in drive;
- 5) following a curve to the right having a radius of 80.50', a length of 34.41' and a chord which bears S 21°34'56" W a distance of 34.15' to a 1/2" iron rod with "TRITECH" cap found;
- 6) following a curve to the left having a radius of 111.00', a length of 32.33' and a chord which bears S 25°29'10" W a distance of 32.21' to a 1/2" iron rod found;
- 7) S 17°08'35" W a distance of 17.44' to a 1/2" iron rod found;
- 8) following a curve to the left having a radius of 111.00', a length of 23.02' and a chord which bears S 11°15'11" W a distance of 22.98' to a 1/2" iron rod with "TRITECH" cap found for the south east corner of said Lot 9-A and the north east corner of Lot 8 of said Oak Orchard Enclave, for the south east corner of herein described tract;

THENCE N 66°37'26" W with the common line of said Lot 9-A and said Lot 8 a distance of 124.53' to a 1/2" iron rod with "PROTECH" cap found for the common west corner of said Lot 8 and said Lot 9-A and an angle point in the south line of said Lot OS1 for the south west corner of herein described tract;

THENCE with the west line of said Lot 9-A and said Lot 11-A and the south line of said Lot OS1 the following two (2) courses and distances:

- 1) N 02°56'19" E a distance of 114.65' to a 1/2" iron rod with "PROTECH" cap found;
- 2) N 10°54'52" E a distance of 114.77' to the POINT OF BEGINNING containing 0.82 acres of land, more or less.



Line Table		
Line #	Length	Direction
L1	36.99'	S32° 01' 58"W
L2	42.00'	S09° 29' 42"W
L3	17.44'	S17° 08' 35"W
L4	24.49'	S60° 41' 28"E

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	19.20'	50.00'	S43° 04' 00"W	19.09'
C2	47.44'	120.00'	S20° 43' 37"W	47.13'
C3	34.41'	80.50'	S21° 34' 56"W	34.15'
C4	32.33'	111.00'	S25° 29' 10"W	32.21'
C5	23.02'	111.00'	S11° 15' 11"W	22.98'

PLAN 57XX
SM-23-1127000
SMS-MC732-24

LEGEND			
[Symbol]	IRON ROD W/ TRI-TECH CAP SET	R.O.W.	RIGHT OF WAY
[Symbol]	IRON ROD FOUND	P.U.E.	PUBLIC UTILITY EASEMENT
[Symbol]	IRON ROD	O.P.R.H.C.T.X.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
[Symbol]	IRON PIPE	P.R.H.C.T.X.	PLAT RECORDS OF HAYS COUNTY, TEXAS
[Symbol]	FOUND	M.P.R.H.C.T.X.	MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
[Symbol]	BUILDING SETBACK LINE	R.P.R.H.C.T.X.	REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS

JUNE 3, 2024

SURVEYOR: ENGINEER:

TRI-TECH
ENGINEERING SURVEYING PLANNING
155 RIVERWALK DRIVE
SAN MARCOS, TEXAS 78666
PH: 512-440-0222

www.tritechtx.com TBPLS REGIS. #: 10193729
TBPE REGIS. #: F-18693

SHEET 2 of 2

Notice About 2024 Tax Rates

Property Tax Rates in City of Woodcreek.

This notice concerns the 2024 property tax rates for City of Woodcreek.

This notice provides information about two tax rates used in adopting the current tax year’s tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year’s no-new-revenue tax rate \$0.1908/\$100.

This year’s voter-approval tax rate \$0.2489/\$100.

To see the full calculations, please visit <https://www.hayscountytexas.com/truth-in-taxation> for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balances.

The following estimated balances will be left in the taxing unit’s accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
General	\$0

Current Year Debt Service.

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment To be Paid From Property Taxes	Interest to be Paid From Property Taxes	Other Amounts To be Paid	Total Payment
Woodcreek GO Bond Wood823GO	\$155,000	\$147,487	\$0	\$302,487

Total required for 2024 debt service	\$ 302,487
- Amount (if any) paid from funds listed in unencumbered funds	\$ 0
- Amount (if any) paid from other resources	\$ 0
- Excess collections last year	\$ 0
= Total to be paid from taxes in 2024	\$ 302,487
+ Amount added in anticipation that the taxing unit will collect	
only 100.0000% of its taxes in 2024	\$ 0
= Total Debt Levy	\$ 302,487

This notice contains a summary of the no-new-revenue and voter-approval calculations as certified by Jenifer O’Kane, Tax Assessor-Collector, 8.20.24.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

CITY OF WOODCREEK ANNUAL OPERATING BUDGET Fiscal Year October 1, 2024 to September 30, 2025

“This budget will raise less revenue from property taxes than last year’s budget by an amount of \$62.00, which is a .0002% decrease from last year’s budget. The property tax revenue to be raised from new property added to the tax roll this year is \$473.00.”

Ordinance Number 24-_____ Approved _____, 2024

Mayor Pro Tem Debra Hines	Yes()	No()	Abstention()
Council Member Linnea Bailey	Yes()	No()	Abstention()
Council Member Chrys Grummert	Yes()	No()	Abstention()
Council Member Bob Hambrick	Yes()	No()	Abstention()
Council Member Krista Richardson	Yes()	No()	Abstention()

	2023-2024	2024-2025
Property Tax Rate	\$.2000 /\$100 of Valuation	\$.1908 /\$100 of Valuation No-New-Revenue (NNR) Tax Rate
No-New-Revenue Tax Rate	\$.1647 /\$100 of Valuation	\$.1787 /\$100 of Valuation
No-New-Revenue Maintenance & Operations Rate	\$.1649 /\$100 of Valuation	\$.0978 /\$100 of Valuation
Voter Approval Tax Rate	\$.2705 /\$100 of Valuation	\$.2489 /\$100 of Valuation
Debt Rate	\$.0977 /\$100 of Valuation	\$.0809 /\$100 of Valuation

Total Amount of Debt Obligations for the City of Woodcreek, secured by property taxes: \$3,310,000

City of Woodcreek FY 24/25 Proposed Annual Budget

GENERAL FUND REVENUE

	2022-2023 Actual	2023-2024 Adopted	2023-2024 Actual	2023-2024 Projected	2024-2025 Proposed	23/24 v 24/25 Difference
AD VALOREM TAX						
10-4001 Ad Valorem Tax	364,134	\$ 365,000	\$ 371,556	\$ 372,000	\$ 364,938	62
10-4002 Ad Valorem Tax - Delinquent	2,300	2,000	77	80	2,000	-
10-4003 Ad Valorem Tax - Penalty and Interest	-	1,000	936	1,000	1,000	-
Total Ad Valorem Tax Revenue	366,434	368,000	372,569	373,080	367,938	62
SALES AND MIXED BEVERAGE TAX						
10-4010 State Sales Tax Revenue	92,994	90,000	84,363	100,000	93,000	(3,000)
10-4011 Mixed Beverage Tax & Fees	1,200	1,500	1,503	1,800	2,000	(500)
Total Sales and Mixed Beverage Tax Revenue	94,194	91,500	85,866	101,800	95,000	(3,500)
FRANCHISE FEES						
10-4020 Electric Franchise Fee	31,000	34,000	26,863	27,000	34,000	-
10-4021 Cable Franchise Fee	25,000	33,000	22,113	25,000	35,500	(2,500)
10-4023 Water Service Franchise Fee	59,553	100,000	27,425	45,000	76,000	24,000
10-4024 Disposal Service Franchise Fee	24,000	27,000	15,720	20,000	27,000	-
10-4025 Telephone Franchise Fee	130	130	-	-	125	5
Total Franchise Fee Revenue	139,683	194,130	92,121	117,000	172,625	21,505
DEVELOPMENT REVENUE						
10-4040 New Home Permits	2,000	1,000	1,227	2,000	4,000	(3,000)
10-4042 Existing Home Inspections	-	5,000	2,037	2,500	5,000	-
10-4044 Residential Inspections	-	150	517	750	-	150
10-4045 Commercial	-	150	918	1,000	-	150
10-4047 Other - Subdivision/Plats/Re-Plats	-	5,000	2,783	3,000	10,000	(5,000)
Total Development Revenue	2,000	11,300	7,482	9,250	19,000	(7,700)
MISCELLANEOUS REVENUE						
10-4050 Interest Income	70,000	70,000	24,936	40,000	70,000	-
10-4051 Other Revenue	7,427	-	275	300	5,500	(5,500)
10-4072 Municipal Court Revenue	-	1,000	-	-	-	1,000
10-4076 Donations	-	-	-	-	2,500	(2,500)
Total Miscellaneous Revenue	77,427	71,000	25,211	40,300	78,000	(7,000)
LICENSE & PERMITS						
10-4060 Liquor License Revenue	1,450	1,250	950	1,100	1,500	(250)
10-4061 Sign Fees	200	200	230	250	200	-
10-4062 Fence Permits	-	500	1,075	1,250	500	-
10-4064 Remodel /Addition Permits	-	150	1,134	1,500	700	(550)
10-4065 Deck Permits	-	150	525	650	150	-
10-4066 Shed / Greenhouse Permits	-	500	515	600	500	-
10-4067 Variance	-	500	500	600	500	-
10-4068 Special Events	-	200	(300)	-	100	100
10-4069 Fireworks	-	150	250	250	150	-
10-4070 Solar Panel	-	150	88	100	150	-
10-4071 Other Permits	-	1,000	7,506	8,000	1,500	(500)
Total Miscellaneous Revenue	1,650	4,750	12,473	14,300	5,950	(1,200)
FUND 10 - TOTAL GENERAL FUND REVENUE	\$ 681,388	\$ 740,680	\$ 595,722	\$ 655,730	\$ 738,513	\$ 2,167

City of Woodcreek FY 24/25 Proposed Annual Budget
GENERAL FUND EXPENSES

	2022-2023 Projected	2023-2024 Adopted	2023-2024 Actual	2023-2024 Projected	2024-2025 Proposed	23/24 v 24/25 Difference
ADMINISTRATION EXPENSES						
10-10-5001 Salaries & Wages	150,000	220,000	183,996	210,000	200,000	20,000
10-10-5002 Overtime Wages	9,335	1,000	759	800	-	1,000
10-10-5003 Health Insurance Stipend	6,000	22,200	19,046	22,200	20,000	2,200
10-10-5004 Retirement	18,100	21,000	17,857	21,000	20,000	1,000
10-10-5005 Workers Compensation	-	1,000	875	1,000	1,000	-
10-10-5006 PTE - Unemployment Insurance	31	30	275	350	350	(320)
10-10-5007 PTE - FICA/OASDI	9,501	17,000	15,732	17,000	14,000	3,000
10-10-5008 City Manager Vehilce Reimbursement	3,000	-	-	-	-	-
Total Administration Expenses	195,967	282,230	238,540	272,350	255,350	26,880
OPERATIONAL EXPENSES						
10-10-5049 Bank Fees & Charges	-	-	216	300	200	(200)
10-10-5050 Office Supplies	4,717	6,000	6,404	7,000	6,000	-
10-10-5051 Office Equipment	4,378	5,000	889	2,000	4,000	1,000
10-10-5053 City Hall Maintenance / Repairs	2,860	8,000	8,224	9,000	8,000	-
10-10-5054 Cleaning Costs	1,448	3,600	3,196	3,600	3,600	-
10-10-5055 Postage & Shipping	3,229	4,000	2,871	3,500	3,000	1,000
10-10-5056 Printing & Reproduction	1,493	5,000	2,682	3,500	5,000	-
10-10-5057 Printing Cost Newspaper	571	2,000	1,105	1,500	3,000	(1,000)
10-10-5058 Software & Subscriptions	24,823	24,000	24,294	24,500	20,000	4,000
10-10-5059 IT & Radio Expenses	2,315	5,000	1,974	2,000	2,000	3,000
10-10-5060 Website	-	14,800	18,089	18,250	4,700	10,100
10-10-5061 Fundview	-	29,250	23,500	23,500	15,160	14,090
Total Operational Expenses	45,834	106,650	93,444	98,650	74,660	31,990
PROFESSIONAL SERVICES EXPENSES						
10-10-5101 Audit Expense	13,264	14,000	21,162	21,162	14,000	-
10-10-5102 Codification	-	3,000	-	-	3,000	-
10-10-5103 Contract Labor	4,636	-	-	-	-	-
10-10-5104 Arborist	-	8,000	-	1,000	18,000	(10,000)
10-10-5105 Code Administrator	-	8,000	22,119	22,119	-	8,000
10-10-5106 Engineering	17,541	30,000	48,129	50,000	30,000	-
10-10-5107 Mapping	200	1,000	-	-	5,000	(4,000)
10-10-5108 Engineering Reimbursable	8,090	-	-	-	10,000	(10,000)
10-10-5109 Legal Expenses - General	22,703	30,000	26,044	30,000	50,000	(20,000)
10-10-5110 Legal Expenses - Reimbursable	2,500	-	-	-	-	-
10-10-5111 Legal Expenses - Litigation	-	5,000	-	-	5,000	-
10-10-5112 Legal Expenses - Special Cases	3,295	10,000	5,232	5,232	4,000	6000
10-10-5113 Legal Expenses - Elected Body	3,300	5,000	9,282	11,000	-	5,000
10-10-5114 IT Services	2,521	-	1,429	1,500	-	-
10-10-5115 Accounting	18,183	-	11,277	17,500	15,000	(15,000)
10-10-5116 Law Enforcement	12,500	17,000	11,835	17,000	17,000	-
10-10-5117 Ad Valorem Tax Expense	1,864	4,000	4,092	4,100	4,000	-
10-10-5118 Building Inspections	1,815	10,000	6,841	8,000	8,000	2,000
10-10-5119 Code Compliance	-	500	-	-	500	-
10-10-5120 Watershed Protection Plan	-	20,000	20,000	20,000	20,000	-
10-10-5121 Contract Services	-	-	-	0	80,000	-80000
Total Professional Services Expenses	112,412	165,500	187,442	208,613	283,500	(118,000)

	2022-2023 Projected	2023-2024 Adopted	2023-2024 Actual	2023-2024 Projected	2024-2025 Proposed	23/24 v 24/25 Difference
AREA CARE & MAINTENANCE EXPENSES						
10-10-5201 Deer Removal	975	1,500	1,100	1,500	1,500	-
10-10-5202 Mowing	5,400	6,000	1,425	2,000	-	6,000
10-10-5203 Oak Wilt Containment	-	15,000	6,800	7,000	15,000	-
10-10-5204 Green Space Maintenance	5,961	7,500	4,238	5,000	3,000	4,500
10-10-5205 Landscape Maintenance	2,375	7,500	13,373	14,000	12,000	(4,500)
10-10-5206 Green Building Initiatives	-	5,000	-	-	-	5,000
10-10-5207 Contract Services	470	-	5,034	10,000	-	-
10-10-5208 Parks & Playground Maintenance	-	5,000	2,986	5,000	9,453	(4,453)
10-10-5209 ROW Tree Trimming	-	5,000	-	-	10,000	(5,000)
10-10-5210 Holiday Decorations	650	500	486	500	500	-
10-10-5211 Street Maintenance	4,283	5,000	-	2,000	5,000	-
10-10-5212 Street Signs	119	6,000	14,843	15,000	1,000	5,000
10-10-5213 Equipment Maintenance	372	3,000	131	500	2,500	500
10-10-5214 Water Quality Testing CCWPP	1,093	1,200	-	1,000	1,500	(300)
Total Area Care & Maintenance Expenses	21,698	68,200	50,416	63,500	61,453	6,747
MISCELLANEOUS EXPENSES						
10-10-5216 Tree Limb Pick-Up	-	-	19,200	19,200	-	-
10-10-5217 Tree Board	-	1,500	-	-	3,800	(2,300)
10-10-5218 Parks Board	-	10,000	-	-	4,000	6,000
Total Miscellaneous Expenses	-	11,500	19,200	19,200	7,800	3,700
OTHER MUNICIPAL EXPENSES						
10-10-5301 Dues & Memberships	671	1,200	1,598	1,598	1,200	-
10-10-5302 Election Expenses	2,199	2,300	2,285	2,285	2,300	-
10-10-5303 TML Dues	632	650	-	650	650	-
10-10-5304 Meeting Expenses	907	2,500	303	1,000	2,500	-
10-10-5305 Public Notices	5,513	3,000	285	1,000	5,000	(2,000)
10-10-5306 Travel & Vehicle Expenses	122	1,000	262	262	500	500
10-10-5307 Elected Official Travel	-	1,000	27	100	500	500
10-10-5309 Training & Prof Development - Elected Body	1,421	3,000	7,445	7,445	4,000	(1,000)
10-10-5310 Training & Prof Development - Staff	2,402	6,000	8,686	8,686	6,000	-
10-10-5311 Training & Prof Development - Boards/Com	133	1,200	-	-	1,200	-
10-10-5312 Community Relations	3,758	7,000	22,505	22,505	13,000	(6,000)
10-10-5313 Other Operating Expenses	-	-	(370)	(370)	-	-
10-10-5314 TML Insurance	5,093	5,800	5,473	5,800	5,800	-
Total Other Municipal Expenses	22,851	34,650	48,499	50,961	42,650	(8,000)
UTILITY EXPENSES						
10-10-5401 City Hall Electric	1,140	1,700	1,443	1,700	1,700	-
10-10-5402 City Hall Water	1,110	1,500	556	600	-	1,500
10-10-5403 Outdoor Utilities	-	-	-	-	1,400	(1,400)
10-10-5404 Outdoor Electric	1,068	1,400	1,317	1,400	-	1,400
10-10-5405 Outdoor Water	1,171	1,600	128	500	-	1,600
10-10-5406 Telephone & Internet	3,589	6,200	3,960	5,000	5,000	1,200
Total Utility Expenses	8,078	12,400	7,404	9,200	8,100	4,300
MUNICIPAL COURT EXPENSES						
10-10-5501 Municipal Court Costs	230	9,000	-	-	-	9,000
10-10-5502 Municipal Court Judge	-	6,000	-	-	-	6,000
10-10-5504 Prosecutor	-	8,000	-	-	5,000	3,000
10-10-5505 Court Bailiff	-	-	-	-	-	-
10-10-5506 State Comptroller Costs	-	-	-	-	-	-
Total Municipal Court Expenses	230	23,000	-	-	5,000	18,000

	2022-2023 Projected	2023-2024 Adopted	2023-2024 Actual	2023-2024 Projected	2024-2025 Proposed	23/24 v 24/25 Difference
Other Expenses	277,029	45,000	-	-	-	45,000
FUND 10 - GENERAL FUND EXPENSES	\$ 684,099	\$ 749,130	\$ 644,945	\$ 722,474	\$ 738,513	10,617

**City of Woodcreek FY 24/25 Approved Annual Budget
DEBT SERVICE FUND**

FUND 20 DEBT SERVICE

	2023-2024 Adopted	2023-2024 Actual	2023-2024 Projected	2024-2025 Adopted
DEBT SERVICE REVENUE				
20-4001 Ad Valorem Tax - I&S	346,741	327,549	346,741	302,487
20-4002 Delinquent Ad Valorem Tax - I&S	0	48	48	0
20-4003 Penalty and Interest I&S	0	781	781	0
20-4050 Interest Income	0	0	0	0
Total Debt Service Revenue	346,741	328,378	347,570	302,487

DEBT SERVICE EXPENSES

	2023-2024 Adopted	2023-2024 Actual	2023-2024 Projected	2024-2025 Adopted
DEBT SERVICE EXPENSES				
20-10-5712 Debt Service - Interest	161,341	85,660	161,341	147,487
20-10-5713 Debt Service - Principal	185,000	185,000	185,000	155,000
20-10-5714 Debt Service - Fees	400	3,500	3,500	0
Total Debt Service Expenses	346,741	274,160	349,841	302,487

**City of Woodcreek FY 24/25 Proposed Annual Budget
CAPITAL PROJECTS FUND**

CAPITAL PROJECT FUNDS

		2023-2024	2024-2025	Notes:
		Balance	Proposed	
CAPITAL PROJECTS REVENUE				
70-1019 2023 GO Bond Fubds		2,638,658	150,000	(Deerfield & Western Woodcreek Drive)
70-1021 ARPA Funds		424,811	424,811	Drainage Funds
70-1032 Capital Funds (Reserve)		440,730	280,500	Reserves
Total Capital Project Funds		3,504,199	855,311	

CAPITAL PROJECT EXPENSES

		2024-2025	Notes:
		Proposed	
CAPITAL PROJECT EXPENSES			
Deerfield & Western Woodcreek		150,000	
City Hall Renovation		50,000	
Bathroom @ Creekside		50,000	
Safety Enhancement Program		80,000	Radar Signs, Speed Cushions, Guardrails
Oak Wilt Containment Project		30,000	
Rainwater Collection		40,000	
Handheld Radio Purchase		5,500	
Drainage Planning and Implementation		424,811	Use ARPA Funds
Walking Trails Study		25,000	
Total Capital Project Expenses		855,311	(573,081)

ORDINANCE No. 24-09-25-01
CITY OF WOODCREEK, TEXAS

AN ORDINANCE OF THE CITY OF WOODCREEK, TEXAS APPROVING THE CERTIFIED APPRAISAL ROLL; SETTING THE TAX RATE; LEVYING AND ASSESSING AD VALOREM TAXES FOR THE USE AND SUPPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF WOODCREEK, TEXAS FOR FISCAL YEAR 2024-2025; APPORTIONING THE LEVIES FOR SPECIFIC PURPOSES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds Chief Appraiser of the Hays County Central Tax Appraisal District has prepared, certified, and submitted to the tax assessor collector the appraisal roll of the City of Woodcreek, Texas (the "City") for 2024; and

WHEREAS, the Tax Assessor and Collector of Hays County has performed the statutory calculations required by Section 26.04 of the Texas Tax Code, and the City of Woodcreek has published the proposed tax rate, and has fulfilled all other requirements for publication as contained in Section 26.052 of the Texas Tax Code, in a manner designed to come to the attention of all residents of said City and has submitted said rates to the City Council of said City prior to the City Council meeting of September 25, 2024; and

WHEREAS, the City Council finds the tax rate to be levied for 2024 (fiscal year 2025) set by this ordinance is based on the appraisal roll and is sufficient to provide the tax revenues required by the City; and

WHEREAS, the City Council finds all requirements contained in the Texas Tax Code have been met and all required notices have been issued in accordance with Texas law permitting this tax levy; and

WHEREAS, the City Council finds that this Ordinance is in compliance with Texas Tax Code 06.05 (b)(1) by including the following statement in type larger than the type used in any other portion of this Ordinance:

**THIS TAX RATE WILL RAISE NO MORE TAXES FOR MAINTENANCE
AND OPERATIONS THAN LAST YEARS TAX RATE.**

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

SECTION 1.

That the tax rate of the City of Woodcreek, Texas for the tax year 2024 be, and is hereby, set at \$0.1908 on each one hundred dollars (\$ 100) of the taxable value of real and personal property not exempt from taxation by the Constitution and laws of this State situated within the corporate limits of said City.

SECTION 2.

That there is hereby levied for the tax year 2024 upon all real and personal property not exempt from taxation by the Constitution and laws of this State situated within the corporate limits of said City, and there shall be collected for the use and support of the municipal government of the City of Woodcreek, Texas, to provide a sinking fund for the retirement of the existing indebtedness of said City so levied and collected, shall be apportioned to the specific purposes hereinafter set forth; to-wit:

- A. For the payment of current expenses and to be deposited in the general fund (for the purposes of maintenance and operations) \$.0978 on each one hundred dollars (\$ 100) of the taxable value of such property; and
- B. To provide for sinking funds for the payment of the principal and interest and the retirement of the tax note debt, and the same shall become due as shall be necessary to pay the principal and interest of the current year as follows, \$.0809 per one hundred dollars (\$ 100) valuation.

SECTION 3.

In accordance with the provisions and requirements of Section 26.05 of the Texas Property Tax Code, as amended, the City Council hereby states that:

**THIS TAX RATE WILL RAISE NO MORE TAXES FOR MAINTENANCE
AND OPERATIONS THAN LAST YEAR'S TAX RATE.**

SECTION 4.

That the Hays County Tax Assessor and Collector is hereby authorized to assess and collect the taxes of said City employing the above tax rate.

SECTION 5.

The taxes levied hereby are due presently and shall be delinquent if not paid by January 2024.

SECTION 6.

That monies collected pursuant to this Ordinance shall be expended as set forth in the City of Woodcreek's FY 2024-2025 Annual Budget.

SECTION 7.

That this Ordinance shall take effect and be in full force and effect from and after its passage and approval according to law.

SECTION 8.

Pursuant to Texas Tax Code 06.05 (b) this ordinance must be a record vote; which is reflected below:

Mayor Pro Tem Debra Hines	()	Yes	()	No	()	Abstention
Council Member Linnea Bailey	()	Yes	()	No	()	Abstention
Council Member Chrys Grummert	()	Yes	()	No	()	Abstention
Council Member Bob Hambrick	()	Yes	()	No	()	Abstention
Council Member Krista Richardson	()	Yes	()	No	()	Abstention

PASSED, ADOPTED AND APPROVED by the City Council of the City of Woodcreek on this the 25th day of September, 2024.

CITY OF WOODCREEK:

ATTEST:

Jeff Rasco, Mayor

City Secretary

P.O.S.A.C
City Council Sub-Committee Report
City of Woodcreek

This report shows a spending breakdown and highlights changes in the park improvement plans from the original submittal to the County.

Total POSAC grant with City match = \$267,000

Spending of POSAC after re-coding items to Parks & Playground Maintenance and Parks line items: \$257,462.90 spent (\$4179.07 re-coded) with \$9,537.10 remaining*

*This amount will carry over into the 2024-2025 fiscal year

Parks & Playground remaining balance = \$0 (\$1839.06 re-coded from POSAC)

Parks Board remaining balance = \$ 6,466.32 (\$2340.01 recoded and with \$1000 committed to Boy Scouts)

Changes in the plans submitted to POSAC as installed currently:

Augusta:

- ADA observation deck and climbing nets removed
- Benches removed
- Added rock wall
- Add Bocci ball additions (signs & turf)

Creekside:

- Added tables
- Added 7.5' platform wheel
- Design of playground changed

The Triangle:

- Bike racks removed
- Cost of water fountain donated through purchase of item Aqua
- Electricity & fans installed at Gazebo
- Table, chairs, and outdoor storage

Additional changes may be forthcoming as requested from Parks. Future expenditures of the remaining POSAC funds expected in 2024-2025 fiscal year.

Items above are ONLY items for which funds have been spent and installed, some items (bike racks and honeycomb tunnels) included in plans might not be installed and no spending has occurred to support the installation of these items. Further planning is needed to account for the remaining proposals and budget.

Known costs anticipated: ADA compliance in ALL locations (report from Freeland Turk pending)

Note there are other projects occurring at Augusta Park which are NOT funded through POSAC therefore not mentioned.*

What is needed from the Parks Board is a final design plan (itemized) with any expected future spending to be submitted to Council for review and possible approval.

INVOICES PAID FOR P.O.S.A.C. PARK ITEMS

<u>CITY PARK LOCATION</u>	<u>DATE</u>			
Augusta Park	03/15/23	Outdoor Ping Pong Tables	Ping Pong Table Outdoor	\$4,999.99
Augusta Park	09/27/23	Precision Signs & Labels	(Becky Denton)	\$295.75
Augusta Park	10/12/23	Level D Construction	Augusta Parking Material	\$2,420.00
			Rubbermaid Extra Large Resin Weather Resistant Outdoor	
Augusta Park	12/16/23	Amazon	Storage Box- 120 gal	\$209.00
Augusta Park	02/28/24	ATX Turf	Bocce Ball Court	\$4,500.00
Augusta Park	02/12/24	DW Masonry	Rock Barrier at Bocce Ball and Wheelchair Access Threshold	\$500.00
Augusta Park	02/23/24	DW Masonry	Rock Wall	\$4,999.99
Augusta Park	02/23/24	DW Masonry	Wheelchair Access, Drain, Retaining Wall, Handrail, Hinged Gate	\$3,125.00
Augusta Park	02/23/24	DW Masonry	Build, Seal, Finish and Install Augusta Park Sign	\$250.00
Augusta Park	04/02/24	Amazon	Cornhole Bags	\$20.99
Augusta Park	04/02/24	Amazon	Ping Pong Paddle Set	\$19.97
Augusta Park	04/18/24	Ruth Ann Gilbert	Reimb Bocce Ball Scoreboard	\$465.25
Augusta Park	04/22/24	H.O.W. Foundation	Arbor Care - Removal	\$1,200.00
Augusta Park	04/23/24	Amazon	90 mm Bocce Ball Set	\$35.99
Augusta Park	04/23/24	Lawn Care	Rockwork, Bocce Ball Court, Concrete Pads, Parking Stops	\$8,225.00
Augusta Park	12/20/23	Doty & Sons Concrete Prod	Cornhole Game - 2 concrete boards	\$1,362.00
Augusta Park	08/21/24	Bartlett	Tree Work 04/09/24 Inv. 41751529-0 to Katherine Evans	\$340.00
Augusta Park	08/21/24	Ruth Ann Gilbert	Kelly Clement - Mowing 07/12/24 Inv. to Becky Denton, PD by RuthAnn Gilbert	\$50.00
Creekside Park	09/28/23	Pat Rawlings	Reimb - Diatomaceous Earth - 2 bags	\$179.97
Creekside Park	7/9/2024	GameTime	2 Benches - MAY be reimb by residents (Inv. PJI-0242272)	\$3,187.22
Creekside Park	06/30/23	GameTime	Playground at Creekside Park	\$158,822.42
Creekside Park	07/02/23	Healthy Oak Trees	Arbor Care - Tree Removal, Trimming, Stump Grinding	\$4,300.00
Creekside Park	08/07/23	Discount Fence USA	Fence at Creekside Park	\$12,954.00
Creekside Park	11/14/23	U-Line	1 reg and 1 ADA Hex Picnic Table	\$2,911.34
Creekside Park	11/15/23	Pat Rawlings	Reimb - Property Sign (smartsign.com)	\$113.44
Creekside Park	12/11/23	Level D Construction	Creekside Parking Material	\$3,265.00
Creekside Park	04/26/24	Pat Rawlings	Reimb - Creekside Park Sign (Signs.com)	\$93.58
Triangle Park	7/9/2024	GameTime	3 Benches - WILL be reimb by residents (Inv. PJI-0242272)	\$3,613.65
Triangle Park	1/9/2024	Amazon	Gazebo Lights	\$75.31
Triangle Park	06/26/23	Fifthroom	Gazebo	\$27,762.35
Triangle Park	07/24/23	ATS	Concrete Slab Inspection - Gazebo	\$190.00
Triangle Park	08/08/23	Level D Construction	Gazebo Slab	\$6,950.00
Triangle Park	09/25/23	Pat Rawlings	Reimb • Ross Griswold - Gazebo Assemblywork	\$200.00
Triangle Park	09/28/23	Ross Griswold	Gazebo Assembly Work	\$1,500.00

Triangle Park	10/10/23	Ross Griswold	Gazebo Assembly Work	\$200.00	
Triangle Park	11/06/23	Ruth Ann Gilbert	Reimb - Home Depot (Fan, Pull Chain)	\$168	Item 8.
Triangle Park	11/10/23	Wimberley Electric	Wire new gazebo with ceiling fan, 2 outlets, 1 switch, 1 generate	\$1,600.00	
Triangle Park	12/14/23	Amazon	2 Stackable Outdoor Wicker Chairs (4seis)	\$319.95	
Triangle Park	12/17/23	Amazon	REDCAMP 34 In square folding card table	\$86.99	
Triangle Park	12/17/23	Amazon	Rubbermaid Medium Resin Weather Resistant Outdoor Storage Box • 72.6 gal	\$129,00	
			TOTAL CODED to 8926	\$261,641.97	

August 29, 2024

ENGINEER:

Freeland Turk
c/o Thomas Turk
18830 Forty Six Pkwy
Building 2, Suite B
Spring Branch, TX 78070

PROJECT:

Woodcreek Parks

Woodcreek, TX

Contour Project No: 24-124

Lead Designer: Freeland Turk

REGISTERED ACCESSIBILITY SPECIALIST:

Andrea LaCour, RAS #1313
Co-Founder

EXISTING CONDITIONS ASSESSMENT COMPLETED—AUGUST 23, 2024

This report presents the findings of the on-site inspection for the **Woodcreek Parks** Project for compliance with the Texas Accessibility Standards. This report is limited to inspecting the existing elements for compliance with the applicable technical standards. An inspection of three park areas (Augusta Park, Woodcreek Playground, and The Gazebo Park) was conducted on *August 23, 2024* which included the review of all constructed and present elements.

The scope of this report is limited to the inspection of the elements and excludes and design drawings, or review of drawings. The report includes one suggested remedy, but this may not be the only remedy to compliance. Code excerpts are included, however, please reference the full code for all requirements.

This determination is applicable only to ensuring compliance with Texas Government Code, Chapter 469 and does not address the requirements of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other federal, state, or local requirement.

If you have any questions, contact Andrea LaCour at (360) 631-1718 or Andrea@Contour-Collective.com.

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AUGUSTA PARK COMMENTS

Comment #1: **NON-COMPLIANT**; Accessible Parking

LOCATION: Parking

FINDING: There is one parking space provided which is not accessible. The ground surface is gravel, there is no striping or signage provided.

SUGGESTED REMEDY: Pave parking space to be van accessible. Reference 502 and 68.104 entirely. Ensure width of 16' (8' space and 8' aisle) is provided, with an accessible ground surface, slopes not to exceed 2%, and compliant signage.



2012 TAS CODE REFERENCES:

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Advisory 502.6 Identification. The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

68.104 Accessible Parking Spaces. *(New section effective August 1, 2020, 45 Tex Reg 5166)*

(a) A paved accessible parking space must include:

- (1) the International Symbol of Accessibility painted conspicuously on the surface in a color that contrasts the pavement;
- (2) the words "NO PARKING" painted on any access aisle adjacent to the parking space. The words must be painted:
 - (A) in all capital letters;
 - (B) with a letter height of at least twelve inches, and a stroke width of at least two inches; and
 - (C) centered within each access aisle adjacent to the parking space; and
- (3) a sign identifying the consequences of parking illegally in a paved accessible parking space. The sign must:
 - (A) at a minimum state "Violators Subject to Fine and Towing" in a letter height of at least one inch;
 - (B) be mounted on a pole, post, wall or freestanding board;
 - (C) be no more than eight inches below a sign required by Texas Accessibility Standards, 502.6; and
 - (D) be installed so that the bottom edge of the sign is no lower than 48 inches and no higher than 80 inches above ground level.

(b) A parking space identification sign that complies with Texas Accessibility Standards, 502.6, that includes the requirements in subsection (a)(3)(A) satisfies subsection (a)(3).

Comment #2: NON-COMPLIANT; Accessible Routes

LOCATION: Throughout Park

FINDING: There are no accessible routes provided throughout the park. Routes should be provided at a minimum to the following elements:

- a. From the accessible parking into the park
- b. To connect to accessible elements such as the ping pong table, corn hole, bocce court, etc.
- c. Accessible route into the bocce court must be provided.

SUGGESTED REMEDY: Install accessible routes to all park features with concrete or decomposed granite that is stable, firm, and slip resistant, at least 36" wide, meets slope requirements, etc.



2012 TAS CODE REFERENCES:

206 Accessible Routes

206.2 Where Required.

206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

EXCEPTIONS:

1. Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be required.

2. An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

Advisory 206.2.1 Site Arrival Points. Each site arrival point must be connected by an accessible route to the accessible building entrance or entrances served. Where two or more similar site arrival points, such as bus stops, serve the same accessible entrance or entrances, both bus stops must be on accessible routes. In addition, the accessible routes must serve all of the accessible entrances on the site.

Advisory 206.2.1 Site Arrival Points Exception 2. Access from site arrival points may include vehicular ways. Where a vehicular way, or a portion of a vehicular way, is provided for pedestrian travel, such as within a shopping center or shopping mall parking lot, this exception does not apply.

206.2.2 Within a Site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

EXCEPTION: An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.

Advisory 206.2.2 Within a Site. An accessible route is required to connect to the boundary of each area of sport activity. Examples of areas of sport activity include soccer fields, basketball courts, baseball fields, running tracks, skating rinks, and the area surrounding a piece of gymnastic equipment. While the size of an area of sport activity may vary from sport to sport, each includes only the space needed to play. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity.

402 Accessible Routes

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

302 Floor or Ground Surfaces

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

EXCEPTIONS:

1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.

2. Areas of sport activity shall not be required to comply with 302.

Advisory 302.1 General. A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

403 Walking Surfaces

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403 Walking Surfaces

403.5 Clearances.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

Comment #3: NON-COMPLIANT; Picnic Table

LOCATION: Near Parking

FINDING: There are two picnic tables within the park. Neither one provides an accessible seat. This requires knee space, toe clearance, 34" max height, connection to an accessible route.

SUGGESTED REMEDY: Replace or add an accessible picnic table located on an accessible route created by Comment #2.



2012 TAS CODE REFERENCES:

226 Dining Surfaces and Work Surfaces

226.1 General. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with 902.

EXCEPTIONS:

- 1. Sales counters and service counters shall not be required to comply with 902.
- 2. Check writing surfaces provided at check-out aisles not required to comply with 904.3 shall not be required to comply with 902.

Advisory 226.1 General. In facilities covered by the ADA, this requirement does not apply to work surfaces used only by employees. However, employers should consider work surfaces that are flexible and permit installation at variable heights and clearances.

226.2 Dispersion. Dining surfaces and work surfaces required to comply with 902 shall be dispersed throughout the space or facility containing dining surfaces and work surfaces.

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

Advisory 902.1 General. Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and were covered by the ABA scoping provisions, employee workstations.

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

306 Knee and Toe Clearance

306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Advisory 306.1 General. Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

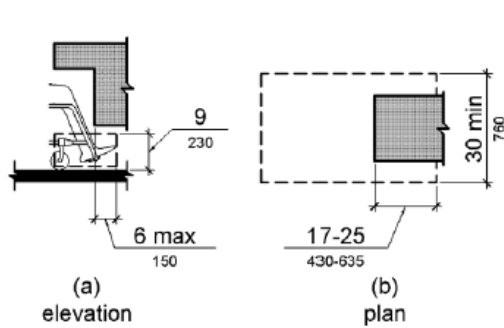


Figure 306.2 Toe Clearance

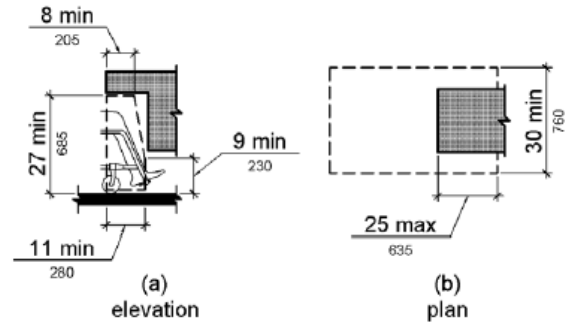


Figure 306.3 Knee Clearance

GAZEBO/TRIANGLE PARK COMMENTS

Comment #4: **NON-COMPLIANT**; Accessible Route to Gazebo

LOCATION: Throughout

FINDING: There is no accessible route provided to the gazebo. This should be provided from the site arrival point of the street. Also a route into the gazebo must be provided.

SUGGESTED REMEDY: Install an accessible route via concrete or decomposed granite that is stable, firm, slip resistant, at least 36" wide, meets slope requirements, etc.



2012 TAS CODE REFERENCES:

206 Accessible Routes

206.2 Where Required.

206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

EXCEPTIONS:

1. Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be required.

2. An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

Advisory 206.2.1 Site Arrival Points. Each site arrival point must be connected by an accessible route to the accessible building entrance or entrances served. Where two or more similar site arrival points, such as bus stops, serve the same accessible entrance or entrances, both bus stops must be on accessible routes. In addition, the accessible routes must serve all of the accessible entrances on the site.

Advisory 206.2.1 Site Arrival Points Exception 2. Access from site arrival points may include vehicular ways. Where a vehicular way, or a portion of a vehicular way, is provided for pedestrian travel, such as within a shopping center or shopping mall parking lot, this exception does not apply.

206.2.2 Within a Site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

EXCEPTION: An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.

Advisory 206.2.2 Within a Site. An accessible route is required to connect to the boundary of each area of sport activity. Examples of areas of sport activity include soccer fields, basketball courts, baseball fields, running tracks, skating rinks, and the area surrounding a piece of gymnastic equipment. While the size of an area of sport activity may vary from sport to sport, each includes only the space needed to play. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity.

402 Accessible Routes

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

302 Floor or Ground Surfaces

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

EXCEPTIONS:

1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
2. Areas of sport activity shall not be required to comply with 302.

Advisory 302.1 General. A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

403 Walking Surfaces

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

Comment #5: CONCERN; Table

LOCATION: Gazebo

FINDING: There is a table within the gazebo. This appears to be moveable, which technically the TAS does not cover. However, if permanent and an amenity provided, it is recommended to provide at least one accessible seating space to ensure equal access to the amenity.

SUGGESTED REMEDY: Add another table that is accessible.



2012 TAS CODE REFERENCES:

226 Dining Surfaces and Work Surfaces

226.1 General. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with 902.

EXCEPTIONS:

- 1. Sales counters and service counters shall not be required to comply with 902.
- 2. Check writing surfaces provided at check-out aisles not required to comply with 904.3 shall not be required to comply with 902.

Advisory 226.1 General. In facilities covered by the ADA, this requirement does not apply to work surfaces used only by employees. However, employers should consider work surfaces that are flexible and permit installation at variable heights and clearances.

226.2 Dispersion. Dining surfaces and work surfaces required to comply with 902 shall be dispersed throughout the space or facility containing dining surfaces and work surfaces.

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

Advisory 902.1 General. Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and were covered by the ABA scoping provisions, employee workstations.

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

306 Knee and Toe Clearance

306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Advisory 306.1 General. Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

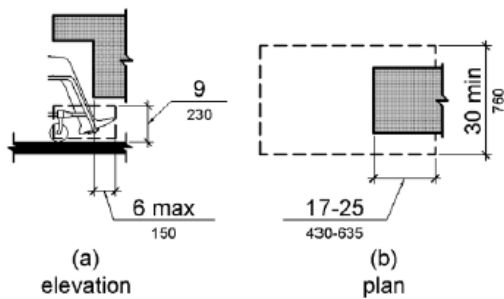


Figure 306.2 Toe Clearance

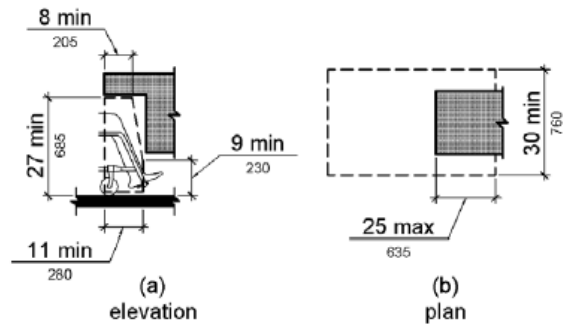


Figure 306.3 Knee Clearance

BROOKHOLLOW PLAYGROUND COMMENTS

Comment #6: **NON-COMPLIANT**; Accessible Parking

LOCATION: Parking

FINDING: The parking lot is gravel and no labeled accessible parking is provided.

SUGGESTED REMEDY: Pave parking space to be van accessible. Reference 502 and 68.104 entirely. Ensure width of 16' (8' space and 8' aisle) is provided, with an accessible ground surface, slopes not to exceed 2%, and compliant signage. This should be provided on the shortest accessible route to the gate to enter the playground.



2012 TAS CODE REFERENCES:

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Advisory 502.6 Identification. The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

68.104 Accessible Parking Spaces. *(New section effective August 1, 2020, 45 Tex Reg 5166)*

(a) A paved accessible parking space must include:

- (1) the International Symbol of Accessibility painted conspicuously on the surface in a color that contrasts the pavement;
- (2) the words "NO PARKING" painted on any access aisle adjacent to the parking space. The words must be painted:
 - (A) in all capital letters;
 - (B) with a letter height of at least twelve inches, and a stroke width of at least two inches; and
 - (C) centered within each access aisle adjacent to the parking space; and
- (3) a sign identifying the consequences of parking illegally in a paved accessible parking space. The sign must:
 - (A) at a minimum state "Violators Subject to Fine and Towing" in a letter height of at least one inch;
 - (B) be mounted on a pole, post, wall or freestanding board;
 - (C) be no more than eight inches below a sign required by Texas Accessibility Standards, 502.6; and
 - (D) be installed so that the bottom edge of the sign is no lower than 48 inches and no higher than 80 inches above ground level.

(b) A parking space identification sign that complies with Texas Accessibility Standards, 502.6, that includes the requirements in subsection (a)(3)(A) satisfies subsection (a)(3).

Comment #7: NON-COMPLIANT; Accessible Route

LOCATION: Throughout

FINDING: There are no accessible routes provided throughout the park. They are required to the following:

- a. Into the park from the Site Arrival point of the roadway
- b. To the portable restroom
- c. To and through the entry gate
- d. To both play areas
- e. To accessible seating at tables
- f. To trash receptacle

SUGGESTED REMEDY: Install accessible route throughout the park to all features. Ensure it is a material that is stable, firm, slip resistant and meets all size and slope requirements. Suggested to be concrete, decomposed granite, or a combination of the two.



2012 TAS CODE REFERENCES:

206 Accessible Routes

206.2 Where Required.

206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

EXCEPTIONS:

1. Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no more than one accessible route from a site arrival point to an accessible entrance shall be required.

2. An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

Advisory 206.2.1 Site Arrival Points. Each site arrival point must be connected by an accessible route to the accessible building entrance or entrances served. Where two or more similar site arrival points, such as bus stops, serve the same accessible entrance or entrances, both bus stops must be on accessible routes. In addition, the accessible routes must serve all of the accessible entrances on the site.

Advisory 206.2.1 Site Arrival Points Exception 2. Access from site arrival points may include vehicular ways. Where a vehicular way, or a portion of a vehicular way, is provided for pedestrian travel, such as within a shopping center or shopping mall parking lot, this exception does not apply.

206.2.2 Within a Site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

EXCEPTION: An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.

Advisory 206.2.2 Within a Site. An accessible route is required to connect to the boundary of each area of sport activity. Examples of areas of sport activity include soccer fields, basketball courts, baseball fields, running tracks, skating rinks, and the area surrounding a piece of gymnastic equipment. While the size of an area of sport activity may vary from sport to sport, each includes only the space needed to play. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity.

206.3 Location. Accessible routes shall coincide with or be located in the same area as general circulation paths. Where circulation paths are interior, required accessible routes shall also be interior.

Advisory 206.3 Location. The accessible route must be in the same area as the general circulation path. This means that circulation paths, such as vehicular ways designed for pedestrian traffic, walks, and unpaved paths that are designed to be routinely used by pedestrians must be accessible or have an accessible route nearby. Additionally, accessible vertical interior circulation must be in the same area as stairs and escalators, not isolated in the back of the facility.

402 Accessible Routes

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

302 Floor or Ground Surfaces

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

EXCEPTIONS:

1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.

2. Areas of sport activity shall not be required to comply with 302.

Advisory 302.1 General. A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.

403 Walking Surfaces

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Comment #8: NON-COMPLIANT; Restroom Compliance

LOCATION: Portable Restroom

FINDING: Although the portable restroom appears to be intended to be accessible, the following requirements are not met:

- a. The restroom is not on an accessible route as the ground surface is gravel and there is no route from the restroom to the play area or parking.
- b. The toilet paper dispenser is mounted above allowable range ranges of 48” maximum.
- c. There is no turning space provided within the restroom.
- d. The water closet clear floor space width is 57.5” when 60” is required.
- e. The side grab bar is mounted 51” from the rear wall to the end of the bar when 54” is required.

SUGGESTED REMEDY: Replace portable restroom with a compliant one and install an accessible route in form of the parking spaces via concrete or decomposed granite OR locate adjacent to the accessible route to be installed per other comments in this report.



2012 TAS CODE REFERENCES:

213 Toilet Facilities and Bathing Facilities

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

EXCEPTIONS:

- 1. In alterations where it is technically infeasible to comply with 603, altering existing toilet or bathing rooms shall not be required where a single unisex toilet room or bathing room complying with 213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms.
- 2. Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, no fewer than one toilet room for each sex complying with 603 or one unisex toilet room complying with 213.2.1 shall be provided.

3. Where multiple single user portable toilet or bathing units are clustered at a single location, no more than 5 percent of the toilet units and bathing units at each cluster shall be required to comply with 603. Portable toilet units and bathing units complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1.

4. Where multiple single user toilet rooms are clustered at a single location, no more than 50 percent of the single user toilet rooms for each use at each cluster shall be required to comply with 603.

Advisory 213.2 Toilet Rooms and Bathing Rooms. These requirements allow the use of unisex (or single user) toilet rooms in alterations when technical infeasibility can be demonstrated. Unisex toilet rooms benefit people who use opposite sex personal care assistants. For this reason, it is advantageous to install unisex toilet rooms in addition to accessible single-sex toilet rooms in new facilities.

Advisory 213.2 Toilet Rooms and Bathing Rooms Exceptions 3 and 4. A "cluster" is a group of toilet rooms proximate to one another. Generally, toilet rooms in a cluster are within sight of, or adjacent to, one another.

603 Toilet and Bathing Rooms

603.2 Clearances.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

604 Water Closets and Toilet Compartments

604.3 Clearance.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

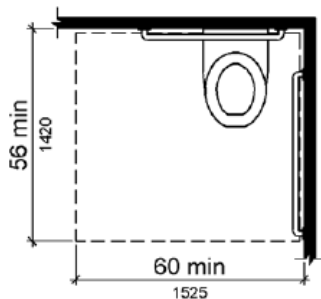


Figure 604.3.1 Size of Clearance at Water Closets

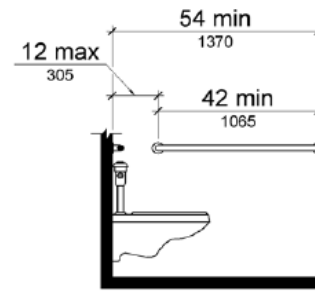


Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

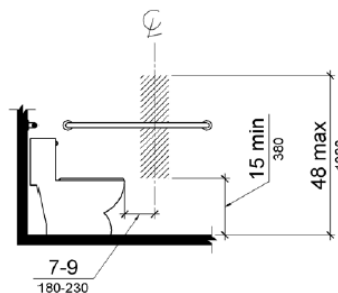


Figure 604.7 Dispenser Outlet Location

Comment #9: NON-COMPLIANT; Gate Compliance

LOCATION: Entry

FINDING: The entry gate is not compliant for the following reasons:

- a. There is no smooth surface on the bottom 10" of the push side of the gate as is required.
- b. The hardware to open and close the gate was mounted above the allowable reach range of 48" at 54".
- c. The ground surface material is gravel, and not accessible.

SUGGESTED REMEDY: Install accessible ground surface material with slope not to exceed 2% on both sides of the gate and to connect to other accessible routes within the park. Install a kick plate, and lower the operable hardware.



2012 TAS CODE REFERENCES:

404 Doors, Doorways, and Gates

404.2 Manual Doors, Doorways, and Manual Gates.

404.2.4 Maneuvering Clearances.

404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.

EXCEPTIONS:

- 1. Slopes not steeper than 1:48 shall be permitted.
- 2. Changes in level at thresholds complying with 404.2.5 shall be permitted.

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTIONS:

1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail.
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

Advisory 404.2.7 Door and Gate Hardware. Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination and is not recommended.

308 Reach Ranges

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:

1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

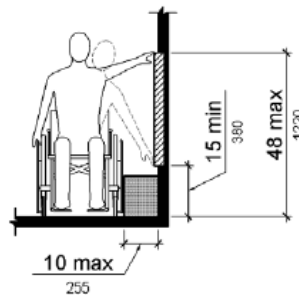


Figure 308.3.1 Unobstructed Side Reach

404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

EXCEPTIONS:

1. Sliding doors shall not be required to comply with 404.2.10.
2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10-inch (255 mm) bottom smooth surface height requirement.
3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10.
4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped.

Comment #10: UNVERIFIED & NON-COMPLIANT; Play Area

LOCATION: Play Area

FINDING: The play areas have the following deficiencies found:

- a. The swing height was found to be 26" which exceeds the maximum allowable of 24".
- b. Note: the ground surface appears to be possible to be a compliant material, however, the ASTM spec of the product was not reviewed to verify.

SUGGESTED REMEDY: Move material under swing to be within an acceptable height range and verify the engineered wood fiber meets applicable requirements.



2012 TAS CODE REFERENCES:

1008 Play Areas

1008.2 Accessible Routes.

1008.2.6 Ground Surfaces.

1008.2.6.1 Accessibility. Ground surfaces shall comply with ASTM F 1951 (incorporated by reference, see "Referenced Standards" in Chapter 1). Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

1008.2.6.2 Use Zones. Ground surfaces located within use zones shall comply with ASTM F 1292 (1999 edition or 2004 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

1008.4 Play Components.

1008.4.4 Entry Points and Seats. Where play components require transfer to entry points or seats, the entry points or seats shall be 11 inches (280 mm) minimum and 24 inches (610 mm) maximum from the clear floor or ground space.

EXCEPTION: Entry points of slides shall not be required to comply with 1008.4.4.

Comment #11: NON-COMPLIANT; Picnic Tables

LOCATION: Throughout

FINDING: There are 2 picnic tables provided. Neither one meets knee space and toe clearance requirements. Ensure that at least one accessible seating space is provided.

SUGGESTED REMEDY: Replace or add an additional table that is accessible and located on an accessible route.



2012 TAS CODE REFERENCES:

226 Dining Surfaces and Work Surfaces

226.1 General. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with 902.

EXCEPTIONS:

- 1. Sales counters and service counters shall not be required to comply with 902.
- 2. Check writing surfaces provided at check-out aisles not required to comply with 904.3 shall not be required to comply with 902.

Advisory 226.1 General. In facilities covered by the ADA, this requirement does not apply to work surfaces used only by employees. However, employers should consider work surfaces that are flexible and permit installation at variable heights and clearances.

226.2 Dispersion. Dining surfaces and work surfaces required to comply with 902 shall be dispersed throughout the space or facility containing dining surfaces and work surfaces.

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

Advisory 902.1 General. Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and were covered by the ABA scoping provisions, employee workstations.

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

306 Knee and Toe Clearance

306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Advisory 306.1 General. Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.

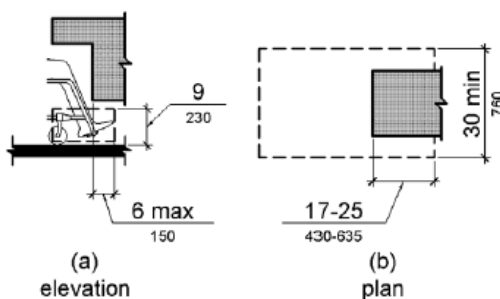


Figure 306.2 Toe Clearance

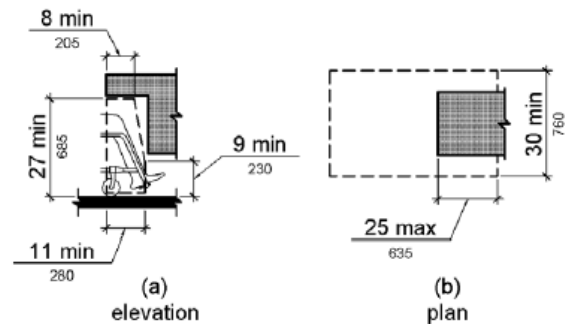


Figure 306.3 Knee Clearance

END OF REPORT

City of Woodcreek
Creekside Park ADA Compliant Park Bathroom Proposal

2024

Prepared by Mayor Pro Tem Hines

History:

Item presented to Council January 24th 2024

Council Meeting
Agenda Item Cover Sheet

AGENDA ITEM SUBJECT/ TITLE:

Discuss and Take Possible Action on the Installation of a Permanent Bathroom at Creekside Park

AGENDA ITEM SUMMARY:

Discussion is warranted surrounding the topic of a permanent solution for bathroom access at Creekside Park. While a portable toilet offers a temporary solution, it may not offer the long-term plan that residents may prefer.

During the consideration of Park Improvements in 2023 related to the POSAC grant and the subsequent installment of the playground equipment at Creekside Park it was brought up that a bathroom can and possibly should be considered as a "phase II" improvement for this park.

In order to pursue the installation of a permanent bathroom at the Park, Council will need to consider a budget amendment to provide for the cost of this improvement. This should be prepared by the City Manager at the direction of the Council should we wish to proceed with this project.

Additionally, Council should consider directing the Parks Board or forming a Council sub-committee, who works with the Parks Board, to seek design options and craft a draft site plan for placement.

Lastly, the project bid package including the design and site plan, once approved by Council, will need to be sent out for RFP.

RECOMMENDATION:

Recommend that Council direct staff to prepare a budget amendment not to exceed \$50,000 and direct the Parks Board to create a bid package, including a basic design and site plan for a single stall ADA compliant bathroom to be considered for installation

COUNCIL ACTION:**13. Discuss and Take Possible Action on the Installation of a Permanent Bathroom at Creekside Park. (Hines)**

Motion was made by Mayor Pro Tem Hines recommending that Council direct Staff to draft a budget amendment not to exceed \$50,000 and direct the Parks Board to create a bid package including a basic design and site plan for a single stall ADA compliant bathroom to be considered for installation at Creekside Park. Motion was seconded by Council Member Grummert.

An Amended Motion was made by Council Member Grummert to amend the Texas Parks and Wildlife Department "Local Parks Grants" be included in the exploration and discussion moving forward on installing a permanent, ADA, single stall public bathroom at Creekside Park. Motion was seconded by Mayor Pro Tem Hines.

A Second Amended Motion was made by Council Member Hambrick to table for this meeting and move to the next meeting. Motion was seconded by Council Member Bailey.

6:22P Council Member Hambrick withdrew his motion to table.

A Second Amended Motion was made by Council Member Hambrick to postpone the recommendation to direct Staff to prepare a budget amendment in the amount of \$50,000 and direct the Parks Board to create a bid package at the next meeting. Motion was seconded by Council Member Bailey.

A roll call vote was held on the Seconded Amended Motion.

Voting Yea:

Council Member Bailey, Council Member Hambrick

Voting Nay:

Council Member Grummert, Council Member Richardson, Mayor Pro Tem Hines

Motion Failed: 2-3-0.

A roll call vote was held on the First Amended Motion.

Voting Yea:

Council Member Richardson, Mayor Pro Tem Hines, Council Member Bailey, Council Member Grummert, Council Member Hambrick

Motion Passed: 5-0-0.

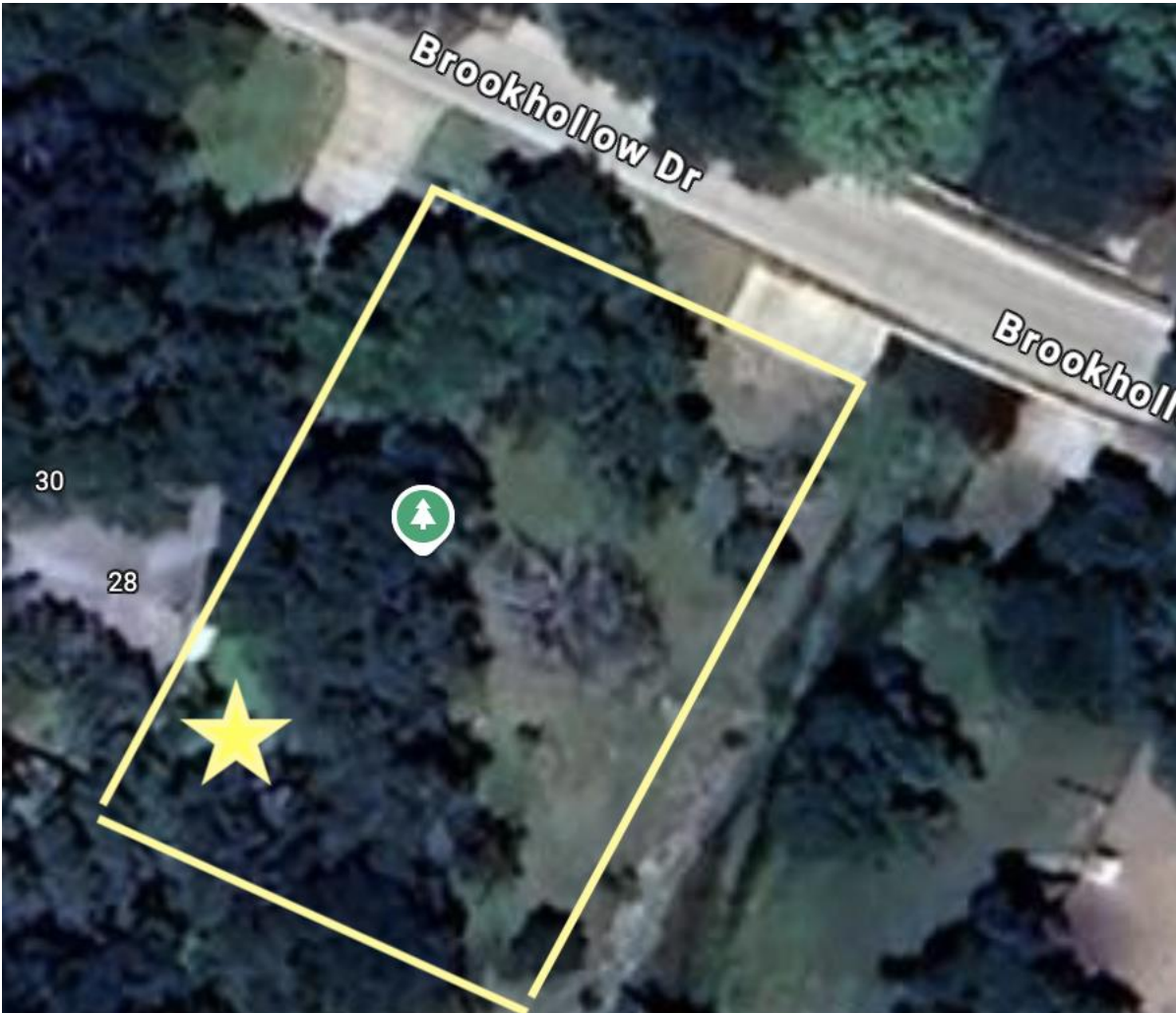
A roll call vote was held on the Main Motion.

Voting Yea:

Council Member Hambrick, Council Member Richardson, Mayor Pro Tem Hines, Council Member Bailey, Council Member Grummert

Motion Passed: 5-0-0.

Proposed Location:



Basic Description:

Single stall ADA compliant of concrete and brick, open air ventilation, metal roof, metal toilet, metal sink, toilet paper dispenser, handrails, drain in center, changing station, soap dispenser, with possible awing and water fountain outside. The plan being to mirror the bathrooms near the playground at the Blue Hole Regional Park.

Example for visual representation only:



Photos provided by Gasparini Homes (images depict the Blue Hole Regional Park playground bathrooms)

Companies for which bids were solicited:

Myers Construction:

no reply

Hill Country Land Improvement:

initial interest and proposed prefab installation, but did not submit a final bid despite reminders

Oakford Construction:

reviewed area, entered discussions, submitted initial quote of \$43,000 - \$47,000, but withdrew from the bid process citing too busy for the work

S. B. Thompson:

no reply

Gasparini Homes:

received bid package (see attachments)

Freeland Turk Preliminary Floodplain Review:

A restroom at Brookhollow Park will be in the 100-floodplain and must be floodproofed or constructed above the base flood elevation.

Floodproofing the restroom may include (but not limited to):

- Flood-resistant building materials: Concrete, stone, masonry block, ceramic and clay tile, pressure-treated and naturally decay-resistant lumber, epoxy paints, and metal.
- Waterproof veneer for exterior walls.
- Raising electrical system components.
- Raising or flood-proofing HVAC equipment.
- Installing sewer back-flow valves.

Placing the restroom above base flood elevations means the restroom floor will be about 1'-3' higher than existing grades (more or less depending on topo information). This may require steps and ramps to meet accessibility requirements. We need to do some surveying if you want a more definitive answer.

Recommendation:

- 1) Post an RFP for the Creekside Bathroom Project
- 2) Send design alterations and flood plain information from Freeland Turk to Gasparini homes and request the resubmit under the RFP
- 3) Direct Staff and Grant Works to seek grant funding as soon as possible

LCRA:<https://www.lcra.org/community-services/community-grant-program/>

Texas Parks and Wildlife: https://tpwd.texas.gov/business/grants/recreation-grants/copy_of_grant-deadlines



IN THE MIDST OF THE TEXAS HILL COUNTRY

REQUEST FOR BID/PROPOSAL (RFP): Contract Services for Design, Site-Work, and Construction of a Public Restroom

*** Candidates can apply for this position through Wednesday, October 16, 2024 at 5:00P (CST) ***

The City of Woodcreek seeks an experienced and highly rated company to install a single-stall Americans with Disabilities Act (ADA) compliant public restroom at Creekside Park.

JOB SUMMARY:

Design and construct an ADA compliant, single-stall, open air public restroom including site-work, connection to utilities, hardware installation, and other features to ensure the project addresses floodplain requirements and ADA compliance.

REPORTING RELATIONSHIPS:

Reports to the City Administrator
Supervises on-site project management and provides crew.

MAIN JOB TASKS and RESPONSIBILITIES:

- Submit design and budget proposals as requested to the City Administrator
- Manage on-site construction and crews for the duration of the project
- Ensures all city ordinances are followed in the site-prep, installation, and clean-up of the worksite.
- Coordinates communication on project timelines and expenditures with City Administrator
- Must be willing to procure and transport materials
- Must be willing to submit receipts and await payment

PROPOSAL FORMAT:

- A copy of certificate of Business Liability and Personal Injury Insurance
- A brief introduction to the company including links to website and customer reviews
- Basic design plans, cost break down, and project timeline

SELECTION PROCESS:

The selection of the Creekside Park Public Restroom installation project will be awarded based on the candidate's qualifications, program work and approach, competitive fees and rates, work history and references. The City of Woodcreek reserves the right to reject any incomplete proposals.

SUBMIT A PROPOSAL OR BID FOR THE CITY CONTRACT TO:

Mayor, Jeff Rasco

Jeff.Rasco@woodcreektx.gov

Acting City Administrator, Jim Burton Manager@woodcreektx.gov

Disclaimer: The City of Woodcreek prohibits discrimination and harassment of any type and affords equal employment opportunities to employees and applicants without regard to race, color, religion, sex, sexual orientation, gender identity or expression, pregnancy, age, national origin, disability status, genetic information, protected veteran status, or any other characteristic protected by law. The City of Woodcreek conforms to the spirit as well as to the letter of all applicable laws and regulations.



Gasparini Custom Homes – ABOUT US!

Nick and Nathan have over 54 years of combined experience and have been in the home-building business their entire adult lives and have worked in all aspects of residential construction and light commercial projects.

Their experiences have a lot of parallels, but also a lot of range inside of the homebuilding world. They are both Native Texans who grew up in Wimberley and both came from working with their hands at age 16 or so; however, Nick, started as a carpenter's helper and then ran a framing crew for 10 years, building 2000 to 18,000 sq ft homes and specializing in custom applications. He then moved on to own and operate as a Custom Homebuilder for the last 16 years in and around the Texas Hill Country. Nick's role as Vice President also includes Head of Construction and Field Operations, and while operating as one of two full-time field superintendents' for Gasparini Custom Homes, he is making the rounds on every jobsite weekly to ensure everything is tracking on schedule and of course, maintaining quality control.

While Nathan comes from a family who owned a construction and roofing company for decades, he cut his teeth in the industry there and later set out on his own with a remodeling and painting business in his late teens and early 20's. He then moved on to work on the corporate side of things as an Estimator and eventually Purchasing Manager for Taylor Morrison Homes, and later was a partner in a large volume exterior contracting company in Austin, while building his personal homes on the side. Nathan's role as President at Gasparini Custom Homes is Head of Business Processes and Development, and our second full-time office staff member allowing him to "quarterback" the company from our office in Wimberley, Texas. Given the depth of his background he understands the importance of taking care of his employees, vendors, subcontractors, and most importantly his clients.

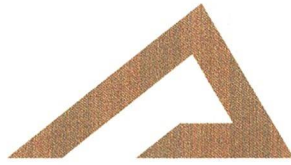
The company takes a team approach here at Gasparini Custom Homes. Aside from Nick and Nathan, we have a staff that currently includes an amazing Interior Designer, Whitney Riser Johnson, who has 19 years in the field; one dedicated field super, Nick Boehme with over 14 years in the industry, and our Office Manager who handles all accounting/bookkeeping, Ashley Button!

We look forward to working with you in some capacity or another and appreciate you taking the time to get to know a little about our team!

Sincerely,

Nathan Button – President

Nick Chappell – Vice President



Gasparini Custom Homes
WHERE YOUR DREAMS BECOME REALITY

Submitted For: City Of Woodcreek

9/10/24

Submitted By: Gasparini Custom Homes

Reference: Woodcreek Restroom

To Whom It May Concern:

Please see attached bid package for the construction of a turnkey public restroom for the playground located on Lot 68 off Brookhollow Drive for the City of Woodcreek. We have modeled this structure after the style and type of construction used for the restrooms constructed at Blue Hole Park in Wimberley, Tx. The design is such that it requires little to no maintenance, uses very little power, and uses the same commercial quality plumbing and electrical fixtures to ensure water conservation and ease of use and cleaning. The construction type is slab on grade with a floor drain for routine cleaning, exposed CMU masonry block walls (no stone on exterior), steel post and beam roof supports, metal screen ventilation panels, and a shed style metal roof with gutters on low end. We have included a preliminary drawing made to fully estimate the project with a floor plan, side elevations, and site plan to show proposed trenching work. You will find that attached along with a plumbing and lighting portfolio, cost estimate with all proposed site work included (with an assumption that all utilities are at the street), and one cost estimate showing only the cost for the structure itself. We appreciate the opportunity to provide an estimate for this project and look forward to working with you.

Owners:

Nathaniel Button 512-648-7928

Nick Chappell 512-468-9603

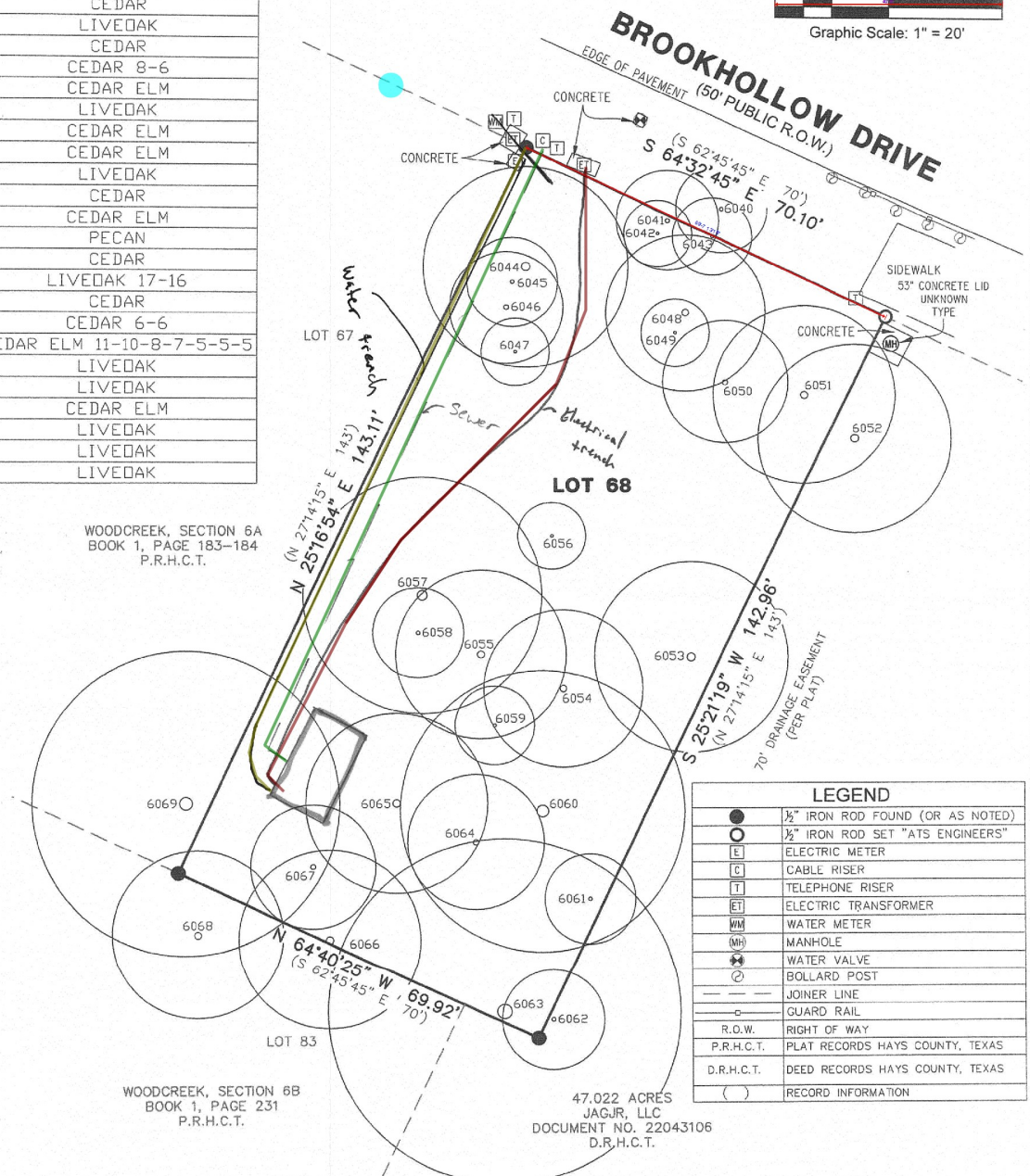
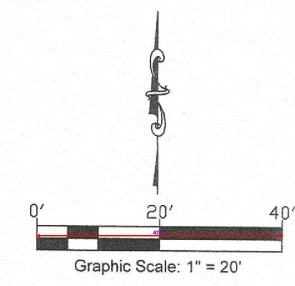
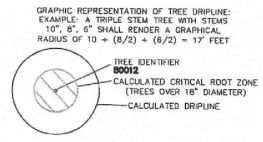
AS-BUILT & TREE SURVEY

ATS Job # 23012335s

Reference: City of Woodcreek Address: Brookhollow Drive, Woodcreek, Texas
 Lot 68, Woodcreek, Section Six A, as recorded in Book 1, Page 183-184, Plat Records, Hays County, Texas.

Item 12.

Tag	Trunk	Comment
6040	8	CEDARELM
6041	9	LIVEDAK
6042	6	LIVEDAK
6043	7	LIVEDAK
6044	18	LIVEDAK
6045	8	HACKBERRY
6046	10	HACKBERRY
6047	6	CEDAR
6048	14	LIVEDAK
6049	6	CEDAR
6050	11	CEDAR 8-6
6051	16	CEDAR ELM
6052	17	LIVEDAK
6053	17	CEDAR ELM
6054	14	CEDAR ELM
6055	15	LIVEDAK
6056	6	CEDAR
6057	21	CEDAR ELM
6058	8	PECAN
6059	7	CEDAR
6060	25	LIVEDAK 17-16
6061	8	CEDAR
6062	9	CEDAR 6-6
6063	31	CEDAR ELM 11-10-8-7-5-5-5
6064	12	LIVEDAK
6065	16	LIVEDAK
6066	16	CEDAR ELM
6067	11	LIVEDAK
6068	15	LIVEDAK
6069	27	LIVEDAK



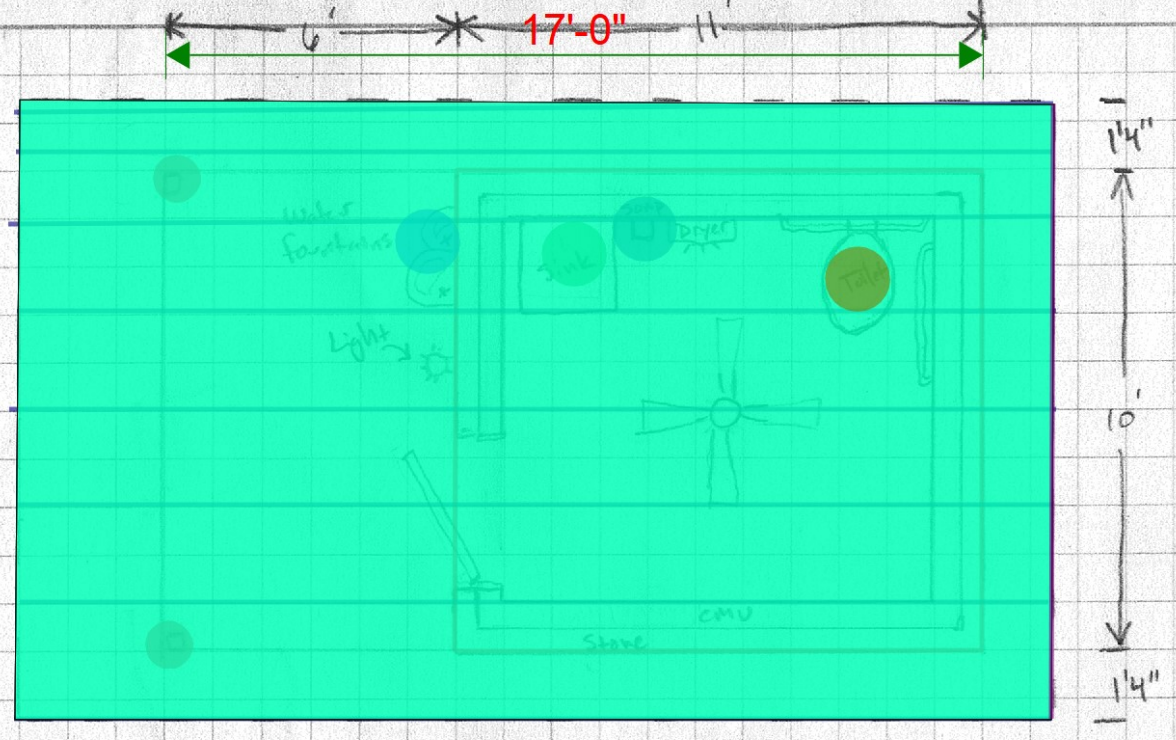
I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

- Notes:
- 1) Surveyor makes no expressed or implied warranties as to the fee ownership of the property shown.
 - 2) Directional control is based on the Texas State Plane Coordinate System, Central Zone (4203).
 - 3) This survey was performed without the benefit of a title commitment, therefore, agreements, easements and restrictions may exist that are not shown hereon.

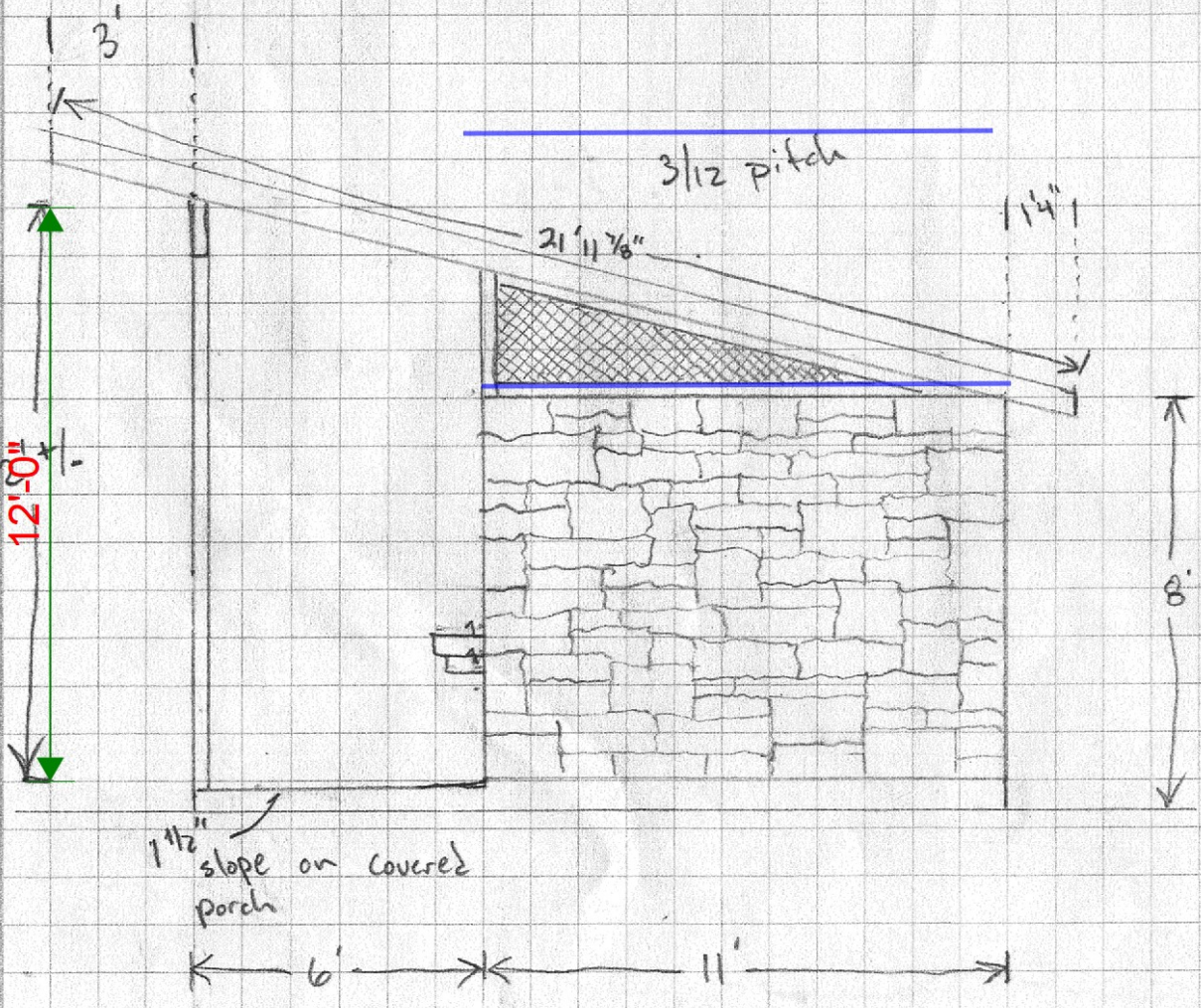
Paul Utterback
 Paul Utterback
 Registered Professional Land Surveyor
 No. 5738 - State of Texas
 Client: City of Woodcreek
 Date of Field Work: 01/27/2023
 Field: MAlfaro
 Tech: MLeonardo
 Date Drawn: 01/31/2023
 h:\server6\Surveying\Projects\BULK\ABCDEF\BrookhollowDr32\Production\Drawings\BrookhollowDr32-23012335s.dwg



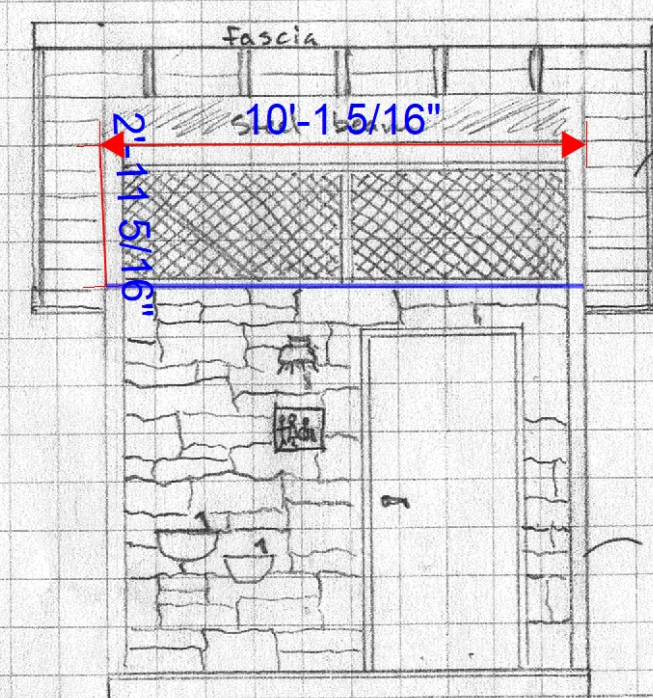
ATS Engineers Inspectors & Surveyors
 www.ats-engineers.com
 TBP&S FIRM REG. #10128000
 4810 West Hwy 290
 AUSTIN, TEXAS 78735
 (512) 328-8995
 FAX: (512) 328-8995



South



West (East wall is same)



North

- Interior Screen Wall ... 32.1 FT
- Steel Post Materials ... 2.0 EA
- CMU (structural wal... 41.9 FT
- Tubular Steel Awnin... 172.8 FT
- Water Dispenser 1.0 EA
- Utility Sink 1.0 EA
- Soap Dispencer 1.0 EA
- Bathroom Plumbing 1.0 EA
- Covered Porche... 276.2 SQ FT
- 3/12 Metal Roof ... 284.7 SQ
- Standard Ogee 6" - ... 12.8 FT

Gasparini Custom Homes

Item 12.

155 Turkey Hollow
Wimberley TX, 78676

Phone:

Fax:

Prepared By: Nathan Button and Nick Chappell

Construction Cost

Customer

Debra Hines

Woodcreek TX, 78676
512-461-4363

DATE:

9/10/2024

QUOTE #:

Woodcreek

CUSTOMER ID:

29

VALID UNTIL:

30 Days

1010 - Permits

Name	Phase	Location	Qty	Units	Price Each	Price Total
City Permits	Estimate	Main House	1.00	EA	\$0.00	\$0.00
			1.00			\$0.00

1020 - Inspections

Name	Phase	Location	Qty	Units	Price Each	Price Total
City Inspections	Estimate	Main House	1.00	EA	\$0.00	\$0.00
Third Party Inspection Fee	Estimate	Main House	1.00	EA	\$1,250.00	\$1,250.00
			2.00			\$1,250.00

1050 - Architecture

Name	Phase	Location	Qty	Units	Price Each	Price Total
Architect Fee	Bid	Main House	1.00	EA	\$0.00	\$0.00
			1.00			\$0.00

1100- Engineering Services

Name	Phase	Location	Qty	Units	Price Each	Price Total
Engineer	Allowance	Main House	1.00	EA	\$0.00	\$0.00
			1.00			\$0.00

1300 - Stake Property

Name	Phase	Location	Qty	Units	Price Each	Price Total
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Customer

Debra Hines

Woodcreek TX, 78676
512-461-4363

DATE:
QUOTE #:
CUSTOMER ID:
VALID UNTIL:

9/10/2024
Woodcreek
29
30 Days

Item 12.

1300 - Stake Property

Name	Phase	Location	Qty	Units	Price Each	Price Total
Lot Stake and Form Survey	Estimate	Main House	1.00	EA	\$0.00	\$0.00
						<u>1.00</u>
						<u>\$0.00</u>

1310 - Arborist and Tree Protection

Name	Phase	Location	Qty	Units	Price Each	Price Total
Tree Protection	Estimate	Main House	1.00	EA	\$0.00	\$0.00
						<u>1.00</u>
						<u>\$0.00</u>

1350 - Misc Fees

Name	Phase	Location	Qty	Units	Price Each	Price Total
Site Fence	Estimate	Main House	1.00	EA	\$0.00	\$0.00
						<u>1.00</u>
						<u>\$0.00</u>

1400 - Water Utility Service

Name	Phase	Location	Qty	Units	Price Each	Price Total
Water Meter Fee	Estimate	Main House	1.00	EA	\$0.00	\$0.00
Water Tap	Estimate	Main House	1.00	EA	\$0.00	\$0.00
						<u>2.00</u>
						<u>\$0.00</u>

1750 - General Liability Insurance

Name	Phase	Location	Qty	Units	Price Each	Price Total
GL Insurance	Estimate	Main House	1.00	EA	\$937.50	\$937.50
						<u>1.00</u>
						<u>\$937.50</u>

1800 - Builders Risk Insurance

Name	Phase	Location	Qty	Units	Price Each	Price Total
Builders Risk	Bid	Main House	1.00	EA	\$1,875.00	\$1,875.00
						<u>1.00</u>
						<u>\$1,875.00</u>

Customer

Debra Hines

Woodcreek TX, 78676
512-461-4363

DATE:
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Woodcreek
29
30 Days

1850 - Dumpster

Name	Phase	Location	Qty	Units	Price Each	Price Total
Dumpster	Estimate	Main House	1.00	EA	\$2,187.50	\$2,187.50
Exterior Clean	Estimate	Main House	1.00	EA	\$1,562.50	\$1,562.50
<u>2.00</u>						<u>\$3,750.00</u>

1900 - Porta John Rental

Name	Phase	Location	Qty	Units	Price Each	Price Total
Porta Potty	Estimate	Main House	1.00	EA	\$1,000.00	\$1,000.00
<u>1.00</u>						<u>\$1,000.00</u>

1970 - Warranty Items

Name	Phase	Location	Qty	Units	Price Each	Price Total
Warranty	Estimate	Main House	1.00	EA	\$625.00	\$625.00
<u>1.00</u>						<u>\$625.00</u>

1999 - Preparation Preliminaries Specialties

Name	Phase	Location	Qty	Units	Price Each	Price Total
Site Prep	Estimate	Main House	1.00	EA	\$0.00	\$0.00
Tree Removal/ Trimming	Estimate	Main House	1.00	EA	\$0.00	\$0.00
<u>2.00</u>						<u>\$0.00</u>

2000 - Lot Cut and Haul Off

Name	Phase	Location	Qty	Units	Price Each	Price Total
Lot Cut and Haul Off	Estimate	Main House	1.00	EA	\$1,562.50	\$1,562.50
<u>1.00</u>						<u>\$1,562.50</u>

2060 - Foundation & Footing Concrete Turnkey

Name	Phase	Location	Qty	Units	Price Each	Price Total
Concrete Flattwork (priced per Bid		Main House	1,000.00	CU YD	\$0.00	\$0.00

Customer

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Item 12.

2060 - Foundation & Footing Concrete Turnkey

Name	Phase	Location	Qty	Units	Price Each	Price Total
Concrete Slab (priced per SC Bid			276.17	CU YD	\$37.50	\$10,356.38
						<u>1,276.17</u>
						<u>\$10,356.38</u>

3100 - Framing Labor

Name	Phase	Location	Qty	Units	Price Each	Price Total
Awning Frame Labor	Estimate		172.77		\$15.62	\$2,698.67
Frame Punch Labor	Estimate		276.17		\$0.38	\$104.94
Frame Labor	Estimate		276.17		\$6.25	\$1,726.06
						<u>725.11</u>
						<u>\$4,529.67</u>

3130 - Framing Materials

Name	Phase	Location	Qty	Units	Price Each	Price Total
Frame Materials	Bid		276.17	EA	\$12.50	\$3,452.12
Frame Punch Materials	Estimate		276.17	EA	\$0.31	\$85.61
						<u>552.34</u>
						<u>\$3,537.73</u>

3200 - Structural Steel

Name	Phase	Location	Qty	Units	Price Each	Price Total
Steel for Awning	Estimate		173.00	EA	\$43.75	\$7,568.75
						<u>173.00</u>
						<u>\$7,568.75</u>

3560 - Roofing Turnkey

Name	Phase	Location	Qty	Units	Price Each	Price Total
3/12 Metal Roof Area	Estimate		284.67		\$15.00	\$4,270.05
						<u>284.67</u>
						<u>\$4,270.05</u>

3650 - Windows Material

Name	Phase	Location	Qty	Units	Price Each	Price Total
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Customer

Debra Hines

Woodcreek TX, 78676
512-461-4363

DATE:
QUOTE #:
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9/10/2024
Woodcreek
29
30 Days

3650 - Windows Material

Name	Phase	Location	Qty	Units	Price Each	Price Total
Windows and Exterior Doors Bid		Main House	1.00	EA	\$2,500.00	\$2,500.00
			1.00			\$2,500.00

4000 - Interior Clean

Name	Phase	Location	Qty	Units	Price Each	Price Total
Interior Clean	Estimate	Main House	1.00	EA	\$937.50	\$937.50
			1.00			\$937.50

4010 - Plumbing Labor - Rough

Name	Phase	Location	Qty	Units	Price Each	Price Total
Labor For added Drain Line	Estimate		1.00	EA	\$2,187.50	\$2,187.50
Labor For added Drain Line	Estimate		1.00	EA	\$2,187.50	\$2,187.50
Labor For added Drain Line	Estimate		1.00	EA	\$2,187.50	\$2,187.50
			3.00			\$6,562.50

4050 - Plumbing Labor - Final

Name	Phase	Location	Qty	Units	Price Each	Price Total
Labor for install Soap Dispen	Estimate		1.00	EA	\$75.00	\$75.00
			1.00			\$75.00

4100 - Plumbing Fixtures

Name	Phase	Location	Qty	Units	Price Each	Price Total
Bathroom Sink	Allowance		1.00	EA	\$6,250.00	\$6,250.00
Faucet	Allowance		1.00	EA	\$187.50	\$187.50
Floor Drain	Allowance		1.00	EA	\$150.00	\$150.00
Plumbing Fixtures - Delta froi	Allowance	Main House	1.00	EA	\$0.00	\$0.00
Soap Dispenser Appliance	Allowance		1.00	EA	\$93.75	\$93.75

Customer

Debra Hines

Woodcreek TX, 78676
512-461-4363**DATE:**
QUOTE #:
CUSTOMER ID:
VALID UNTIL:

9/10/2024
Woodcreek
29
30 Days

Item 12.

4100 - Plumbing Fixtures

Name	Phase	Location	Qty	Units	Price Each	Price Total
Toilet	Allowance		1.00	EA	\$3,337.50	\$3,337.50
Water Dispenser	Allowance		1.00	EA	\$3,562.50	\$3,562.50
						<u>7.00</u>
						<u>\$13,581.25</u>

4475 - Electrical Turnkey

Name	Phase	Location	Qty	Units	Price Each	Price Total
Electrical Turnkey	Bid	Main House	1.00	EA	\$6,324.50	\$6,324.50
						<u>1.00</u>
						<u>\$6,324.50</u>

4500 - Electrical Fixtures

Name	Phase	Location	Qty	Units	Price Each	Price Total
Decorative Lighting	Allowance	Main House	1.00	EA	\$1,687.50	\$1,687.50
						<u>1.00</u>
						<u>\$1,687.50</u>

5300 - Masonry Material

Name	Phase	Location	Qty	Units	Price Each	Price Total
CMU Block Materials (priced	Estimate		385.39	SQ FT	\$12.50	\$4,817.38
CMU Install Labor per Qty (pr	Estimate		385.39	EA	\$25.00	\$9,634.75
Underpinning	Estimate	Main House	1.00	EA	\$625.00	\$625.00
						<u>771.78</u>
						<u>\$15,077.13</u>

5510 - Painting Material - Interior

Name	Phase	Location	Qty	Units	Price Each	Price Total
Paint Material	Estimate		276.17	GAL	\$2.50	\$690.42
Paint Punch Material	Estimate		276.17	GAL	\$0.31	\$85.61

Customer

Debra Hines

Woodcreek TX, 78676
512-461-4363

DATE:
QUOTE #:
CUSTOMER ID:
VALID UNTIL:

9/10/2024
Woodcreek
29
30 Days

5510 - Painting Material - Interior

Name	Phase	Location	Qty	Units	Price Each	Price Total
						<u>552.34</u>
						<u>\$776.03</u>

5530 - Painting Labor - Interior

Name	Phase	Location	Qty	Units	Price Each	Price Total
Paint Labor	Estimate		276.17	Hours	\$12.50	\$3,452.12
Paint Punch Labor	Estimate		276.17	Hours	\$0.62	\$171.23
						<u>552.34</u>
						<u>\$3,623.35</u>

5650 - Gutters and Downspouts

Name	Phase	Location	Qty	Units	Price Each	Price Total
Gutter (priced Linear FT)	Allowance		12.78	FT	\$25.00	\$319.50
Rain Chain (priced Linear FT Allowance			7.16	FT	\$62.50	\$447.50
						<u>19.94</u>
						<u>\$767.00</u>

6110 - Interior Trim Material

Name	Phase	Location	Qty	Units	Price Each	Price Total
Interior Screen Wall Labor (P Estimate			32.09	SQ FT	\$93.75	\$3,008.44
Interior Screen Wall Material: Allowance			32.09	FT	\$93.75	\$3,008.44
Interior Trim Materials	Bid	Main House	1.00	EA	\$0.00	\$0.00
						<u>65.18</u>
						<u>\$6,016.88</u>

6130 - Interior Doors

Name	Phase	Location	Qty	Units	Price Each	Price Total
Interior Doors Materials	Bid	Main House	1.00	EA	\$0.00	\$0.00
						<u>1.00</u>
						<u>\$0.00</u>

6150 - Interior Trim Labor

Name	Phase	Location	Qty	Units	Price Each	Price Total
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Customer

Debra Hines

Woodcreek TX, 78676
512-461-4363

DATE:
QUOTE #:
CUSTOMER ID:
VALID UNTIL:

9/10/2024
Woodcreek
29
30 Days

6150 - Interior Trim Labor

Name	Phase	Location	Qty	Units	Price Each	Price Total
Interior Trim Labor	Estimate	Main House	1.00	EA	\$812.50	\$812.50
						<u>1.00</u>
						<u>\$812.50</u>

6440 - Hardware Material

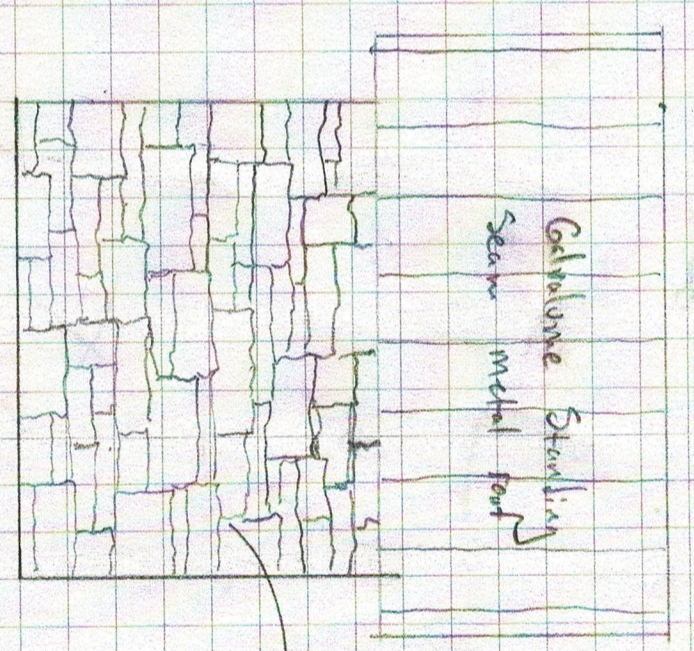
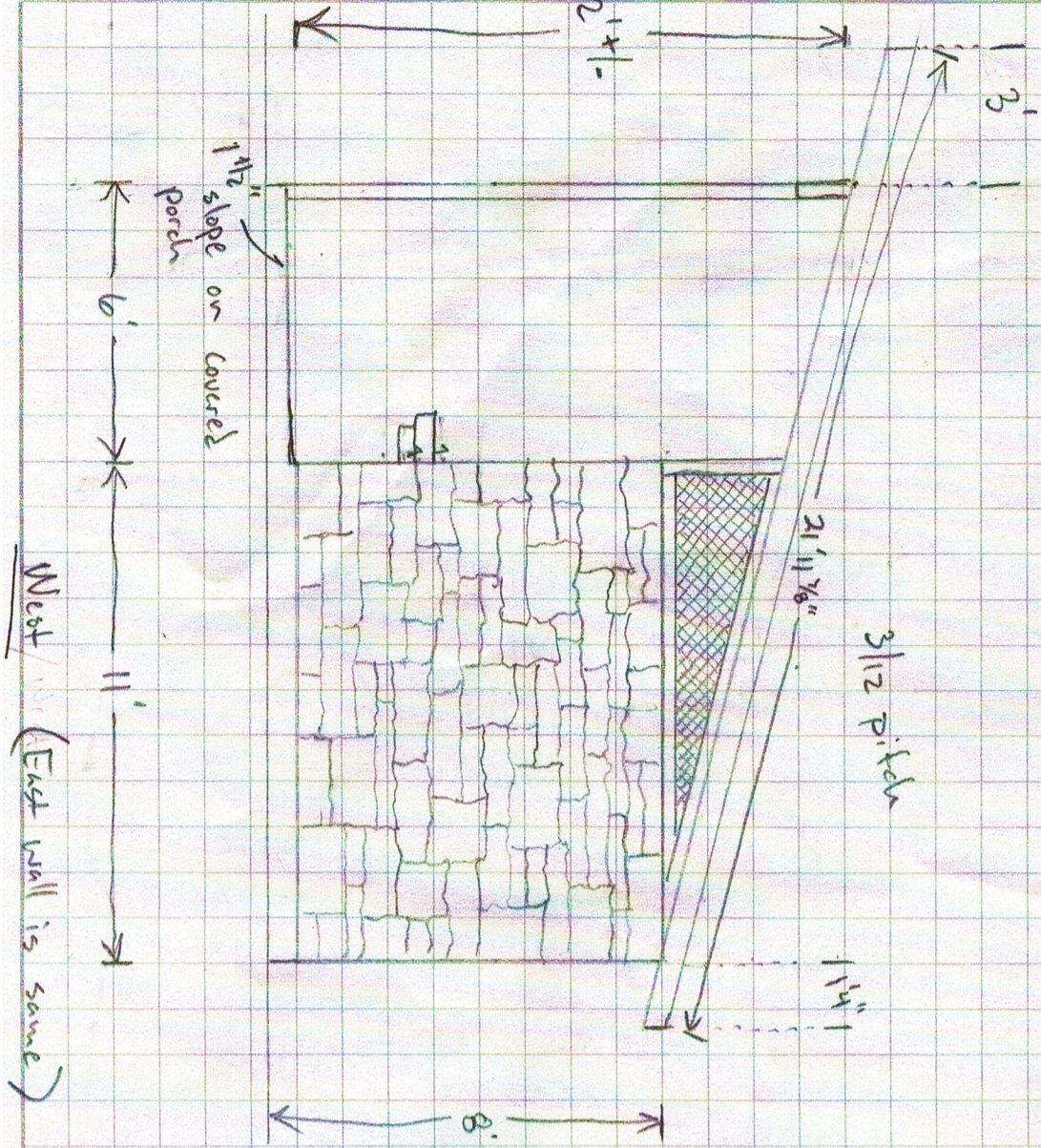
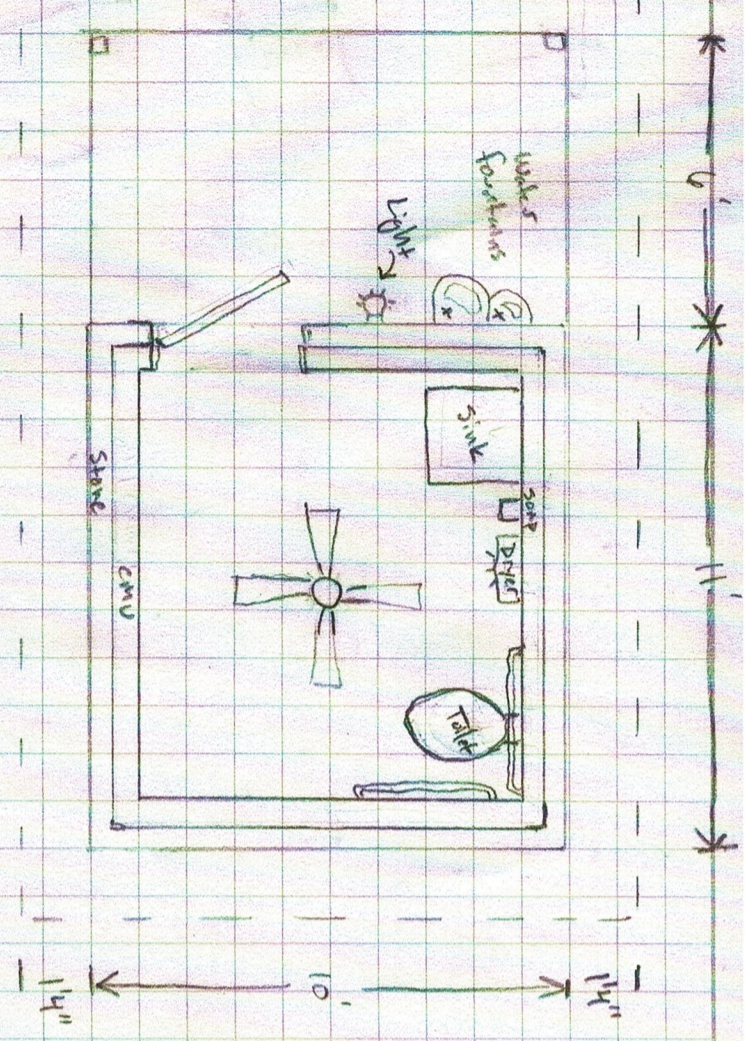
Name	Phase	Location	Qty	Units	Price Each	Price Total
Changing Table	Allowance	Main House	1.00	EA	\$737.50	\$737.50
Grab Bars	Allowance	Main House	1.00	EA	\$93.75	\$93.75
Restroom Sign	Allowance	Main House	1.00	EA	\$106.25	\$106.25
TP Dispenser	Allowance	Main House	1.00	EA	\$32.88	\$32.88
						<u>4.00</u>
						<u>\$970.38</u>

6690 - Mirrors

Name	Phase	Location	Qty	Units	Price Each	Price Total
Mirror Glass	Allowance		2.00	EA	\$375.00	\$750.00
						<u>2.00</u>
						<u>\$750.00</u>

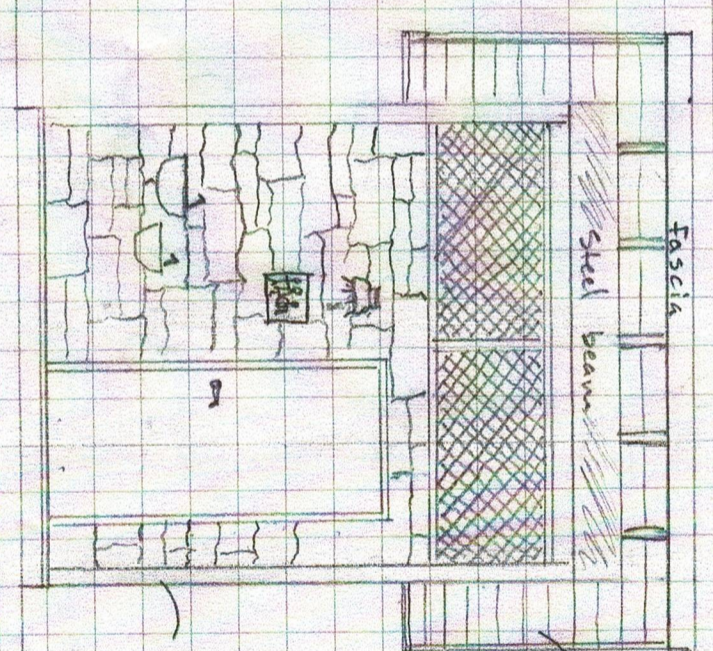
Subtotal: \$101,724.10
Budget Overrun: \$5,086.21
Total Amount Due: \$106,810.31

TERMS AND CONDITIONS



4" x 6" x 8" x 12"
 Random length
 cut limestone
 with little to
 no exposed mortar

South



T&G wood roof decking
 over steel or wood
 rafters

4x4 steel columns

North



FERGUSON
Bath, Kitchen & Lighting Gallery

Showroom Selections

GASPARINI CUSTOM HOMES
WOODCREEK PUBLIC RESTROOM

build.com/ferguson

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PROFLO PFGB42SF2 4

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PAPER TOWEL DISPENSER

ASI 10-0185-93 6

SOAP DISPENSER

Bobrick B2111 7

TOILET

SP-A2140T1FMFVLHSD 8

SINK

SP-A371119OFRLDH1S 9
Delta 87T105 9

CEILING FAN

MinkaAire F523L-ABD 10

BABY CHANGING STATION

Bobrick KB300-01SS 11

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WOODCREEK PUBLIC RESTROOM

FLOOR DRAIN

S86343NRT 15



PROFLO PFGB36SF2

36 Inch Grab Bar

Qty: 1

Finish: Satin Steel



PROFLO PFGB42SF2

42 Inch Grab Bar

Qty: 1

Finish: Satin Steel



Georgia Pacific 592-06

Side-By-Side Double Roll Bathroom Tissue Dispenser

Qty: 1

Finish: Translucent Smoke



ASI 10-0185-93

Surface Mounted Sensor Operated Automatic Hand Dryer with
Stainless Steel Cover and Porcelain Enamel

Qty: 1

Finish: Satin Stainless Steel



Bobrick B2111

Surface Mounted Soap Dispenser

Qty: 1

Finish: Satin Stainless Steel



SP-A2140T1FMFVLHSO

ACORN 2140-T-1-FM-FVL-HS-OFLC-1.28

Qty: 1

Finish:



SP-A371119OFRLDH1S

ACORN 3711-1-9-OF-RLD-H1-SPX

Qty: 1

Finish:



Delta 87T105

Single Handle Metering Slow-Close Bathroom Faucet ADA Compliant from the Teck Metering Collection

Qty: 1

Finish: Chrome



MinkaAire F523L-ABD

Aluma Wet 52" 4 Blade Indoor / Outdoor LED Ceiling Fan with Remote Control Included

Qty: 1

Finish: Brushed Aluminum



Bobrick KB300-01SS

Koala Kare Baby Changing Station - 200 Pound Capacity

Qty: 1

Finish: Grey



Elkay EDFPBM117K

SwirlFlo 38-1/2" Wall Mounted Bi-Level Drinking Station - Outdoor

Approved

Qty: 1

Finish: Stainless Steel



SP-S14144D

FAMILY RESTROOM PREM ADA SIGN

Qty: 1

Finish:



BB16582436

24X36 CHAN FRM TMPRD GLS MIR

Qty: 1

Finish:



S86343NRT

3 PVC FLR DRN NI TOP W/ PRMR

Qty: 1

Finish:

City of Woodcreek

Water Task Force

2024 Report and Recommendations to Council

Elected Body Members: Mayor Jeff Rasco, Mayor Pro Tem Debra Hines, Council Member Krista Richardson

Other Representatives: Ordinance Review Committee Chair and Planning and Zoning Member Jim Miller, Planning and Zoning Member Tomas Palm, Parks and Recreation Board Member Justin Camp, Mr. William Drumwright, and Mrs. Donna Trussell

ESTABLISHED PRIORITIES FOR COUNCIL:

1. Stay committed to water conservation and resilience through financial and technical support to the Cypress Creek Watershed Protection Plan and the newly established Blanco Cypress Watershed Protection Plan
2. Demonstrated rainwater collection and green stormwater infrastructure at local parks and on city-owned land and structures
3. Update and enforce a water quality ordinance
4. Adopt and enforce City Ordinances that encourage rainwater collection
5. Continue to require conservative maximums for impervious cover and by adding a specific water conservation and sustainability component to the City's Comprehensive planning process
6. Support the research and educational efforts of local and regional conservation-based organizations
7. Pursue an Interlocal agreement with Aqua Tx, County, and Wimberley for building code and rainwater collection incentives

RECOMMENDED ACTIONS TO BE TAKEN:

1. Create new page on the City's website to address water conservation and provide rainwater collection information. See page content recommendations: [Website Page Draft](#)
2. Accept a bid package to install rainwater collection on City owned properties
3. Initiate a Yard program that focuses on awarding houses with signs and recognition for various ideal yard types or important features and mirrors the garden and house tour model rather than a competition
4. Create an Educational Event perhaps annual or one-time with the rain barrel program
5. Create a rain barrel giveaway program
6. Create a rainwater collection incentivization code

7. Finalize code updates – “land usage” chapter regarding water conservation and rainwater collection incentives.
8. Restart Interlocal negotiations on valley-wide building code requirements in partnership with Aqua Tx, City of Woodcreek, City of Wimberley, and other local stakeholders.
9. Continue to fund interlocal water protection efforts.
10. Seek grants and partnerships with local non-profits to accomplish these goals.

Goals as identified in the Cypress Creek Watershed Protection Plan for the City of Woodcreek:

Woodcreek

Stormwater Assessment

The results of this assessment will be used to site BMPs in the interim and implementation phases and to site BMPs carried out under Adaptive Management.

Water Quality Protection Ordinance

The City of Woodcreek’s Water Quality Protection Ordinance already has protections in place, including impervious cover limits. The City is open to enhancing the ordinance to include metrics to quantify pollution mitigation. This will not be a new ordinance or regulation; rather it will be a planning tool for decision makers to use when managing urbanization in the watershed.

Code Enhancement – Impervious Cover Limits

Code can be enhanced to include metrics that quantify the water quality benefits of implementing rain water harvesting systems or decreased impervious cover. This will not be a new ordinance or regulation; rather it will be a planning tool for decision makers to use when managing urbanization in the watershed.

Code Enhancement – Karst Feature Protection

Known recharge features exist in Woodcreek. These features are protected under the existing ordinance, but the City sees the benefit to enhancing protections. This may be couple with above code enhancements. Land could be banked around specific karst recharge features.

Demonstrations BMPs – Water tower

Water Tower site next to City Hall is ideal for its high visibility and runoff mitigation potential. Area Master Naturalists are coordinating with the Stakeholder Committee and the City to develop and install BMPs and educational signage at this site. BMPs include rain gardens, rainwater harvesting, nativescaping, xeriscaping, swales, mulching, pervious pathways and sidewalks.

Code recommendations for Council to consider:

LOW IMPACT DEVELOPMENT INCENTIVES –

§ 158.15 Construction Standards

- (A) Building Materials
- (B) Design Guidelines

§ 158.16 Landscaping and Non-Permeable Services

- (A) Drought Tolerant Landscaping / xeriscape
- (B) No Sprinklers and Automated Watering Systems for Lawns
- (C) Use of permeable pavers for driveways
- (D) Installation of permeable walkways
- (E) flow spreaders on gutters or perforated pipe

§ 158.17 Water Conservation

- Rainwater Installation and Planning
- Use of Rainwater for Potable Water
- Purple Pipes

§ 158.18 Dedicated Parkland and Greenspaces

- Minimum Parkland Requirements
- Installation of Planned Greenspaces
- Traffic Calming Measures
- Promoting Walkability
- Community Spaces

§ 158.19 Efficient Appliances

- (A) Energy Efficient Appliances
- (B) Low Flow Toilets
- (C) Water Saving Appliances

§ 158.20 Solar Power

- (A) Installation of Solar Panels

And, add permit discounts or waivers, impervious coverage credit back, rebates (up to a percent) with receipts and taking a mandatory workshop or showing proof of one

Seek green infrastructure updates to like rain gardens to address drainage.

GOAL – infiltration instead of runoff, helps tree canopy, improves the base surface flow as the water sinks into the ground

RAINWATER INCENTIVIZATION AND EDUCATION PLAN

CITY OF WOODCREEK - WATER TASK FORCE (2024)

Purpose:

Create a comprehensive plan to implement city-wide programs to educate residents and promote rainwater harvesting in the City of Woodcreek.

Summary:

Installation of Rainwater Collection on City of Woodcreek Facilities

The Woodcreek Water Task Force recommends that the City Council pursue the installation of rainwater collection on all existing city-owned structures and that The Triangle be used for an educational purpose with installation of a rainwater collection tank with infographic that explains the benefits and uses of rainwater collection. The infographic will also illustrate the formula for calculating rainwater collection

$$\text{roof area (sq. ft.)} \times \text{rainfall (inches)} \times 0.623 = \text{rain collected (gallons)}.$$

This set up will help demonstrate practical applications and raise awareness about sustainable water practices.

Furthermore, the City should seek advantageous partnerships with local companies for the installation of such projects and commit no more than \$50,000 to said projects.

Current locations for considerations:

Site One: City Hall and adjacent shed to provide water for the Woodcreek Community Garden and other City Hall landscaping or plants.

Site Two: The gazebo at The Triangle for landscape watering and educational opportunity.

This installation was recommended in the original Cypress Creek Watershed Protection plan and aligns with valley-wide efforts to reduce our collective use of groundwater, specifically for non-potable uses.

Rain Water Harvesting at City Hall Installation and maintenance	Woodcreek	Decrease TSS, Improved Water Conservation	2	Installation \$30,000 Maintenance \$6,000/year	\$36,000
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Screenshot: Cypress Creek Watershed Protection Plan

<https://www.cypresscreekproject.net/watershed-committee#:~:text=What%20is%20the%20cypress%20creek%20watershed%20protection%20plan%3F,and%20other%20water%20quality%20pollutants.>

Rain Barrel Giveaway Program

The Woodcreek Water Task Force recommends that the City accept the offer of a partnership between the Hill Country Alliance and Aqua Texas for a residential rainwater barrel give-a-way program. The task force finds that barrels to “get residents started” should be in the “100-1,000 gallon “range and ideally no city funds should be utilized to purchase these barrels.

It is essential that this program has a heavy educational component to ensure residents understand that this collection is meant to serve existing landscaping or potted plant use and not to incentivize the creation of new water draws.

Benefits of residential small-scale residential rainwater collection:

- One inch of rain collected on a 1,000 square foot roof will produce at least 623 gallons (with proper 6in gutters)
Formula: ___ inches of rain X ___ sq ft of roof X ___ .623 gal/sq ft
- Reduces stormwater runoff
- Better for your plants and landscaping than treated city water
- Simple technology that is easy to maintain
- Solution to on-site drainage issues
- Is a visual cue for conservation efforts
- Reduces impervious coverage impact by capturing rainwater and slowing releasing rather than the sheet flow and run off that occurs during a typical rainfall.

Additionally, we recommend installation assistance or a follow-up program to ensure residents are successfully able to utilize the barrel. The focus should be on simple systems that do not require a complicated pump or filter set up.

Rainwater Collection System Installation Credit Back Program

The Woodcreek Water Task Force finds it relevant for the City of Woodcreek to offer an incentivization program mirror state and county efforts to encourage property owners to reduce reliance on groundwater as the state faces major water shortages across a significant portion of the groundwater management districts.

To start, a \$250 credit back with receipt submission and waiver of all permit and installation fees is recommended, and correspondingly Council should consider setting up a fund for this incentivization initiative.

City of Woodcreek Code Updates

The Water Task Force asks that Council consider amending code under Water Quality and Land Usage to incentivize and prioritize the conservation and protection of groundwater while simultaneously focusing on the reduction of reliance on groundwater for both potable and non-potable uses.

Summary of specific components to consider (more in-depth information provided in the “Recommendation to Council” document):

New building requirements for rainwater collection

An impervious coverage credit back

Waiving of permit, inspection and other city fees for subdivisions which require rainwater collection.

Removing lot-line restrictions for the placement of tanks

Require rainwater collection for pool installation (Rimrock example)

Conclusion:

As we remain in critical drought status, the Woodcreek Water Task Force finds it imperative the City Council take direct action to reduce reliance on groundwater on both city-owned and residential properties. It is strongly recommended that the City Council of Woodcreek implement all components of this Rainwater Plan and follow additional suggestions in the Recommendation to Council as drafted by this Task Force. It is in the best interests for the health and safety of all residents that the Woodcreek City Council work to conserve and protect our groundwater; thereby promoting rainwater collection as an alternative source of water to ensure the longevity of this community.

NOTE to STAFF:

Rainy Day Systems Tony Magaña GM 512-376-0097 (could be a good source for residential inspections) Tony@RainyDaySystems.com -

§ 50.37 - IMPERVIOUS COVER.

(A)*Maximum limitations.* A 30 percent maximum limitation on impervious cover is hereby established for any new development or redevelopment added together with the existing development for the site.

(B)*Impervious cover limit calculations.* Impervious cover limits in this section are expressed as a percentage of the gross site area of the subject tract. For purposes of calculation of impervious cover limits, the gross site area includes water quality buffer zone (WQBZ) areas and critical environmental feature (CEF) setback areas.

(C)*Human-made improvements.* Impervious cover shall include all human-made improvements which prevent the infiltration of water into the natural soil or prevent the migration of the infiltration as base flow. The following shall be considered as impervious cover:

- (1) Roads, pavements and driveways;
- (2) Parking areas;
- (3) Buildings;
- (4) Pedestrian walkways and sidewalks;
- (5) Concrete, asphalt, masonry, surfaced areas and paving stone surfaced areas;
- (6) One hundred percent of the horizontal water surface area of a swimming pool, spa, hot tub, or aquatic facility as listed in the 2015 ISPSC International Swimming Pool and Spa Code;
- (7) Densely compacted natural soils or fills which result in a coefficient of permeability less than 1×10^{-6} cm/sec;
- (8) All existing human-made impervious surfaces prior to development;
- (9) Water quality and storm water detention basins lined with impermeable materials;
- (10) Storm water drainage conveyance structures lined with impermeable materials; and
- (11) Fifty percent of the horizontal surface area of an uncovered deck that has drainage spaces between the deck boards that is located over a pervious surface.

(D) *Exceptions to impervious cover calculations.*

- (1) Existing roads adjacent to the development and not constructed as part of the development at an earlier phase;
- (2) Naturally occurring impervious features, such as rock out- crops;
- (3) Landscaped areas and areas remaining in their natural state;
- (4) Water quality controls and storm water detention basins not lined with impermeable materials; and
- (5) Storm water drainage conveyance structures not lined with impermeable materials.
- (6) Interlocking or "permeable pavers" based on percent of permeability;
- (7) Functioning rainwater harvesting systems, with the exception of the catchment area/roof which may only receive a partial credit as defined in paragraph (G) *CALCULATION OF THE DISCOUNT* herein.

(E) *Reduction incentives.*

- (1) Rainwater harvesting. Rainwater harvesting consists of a series of components designed to capture, store and reuse rainwater. A rainwater harvesting system consists of six basic components including:
 - (a) Catchment area/roof, which is the surface on which the rain falls;
 - (b) Gutters and downspouts, which transport the water from the catchment area to storage;
 - (c) Leaf screens and roof washers, which are used to filter out debris;
 - (d) Cisterns or storage tanks where collected rainfall is stored;
 - (e) Conveyance, which is the method of delivering the water either by gravity or pump; and
 - (f) Water treatment, which includes filters and equipment that are used to settle, filter, and disinfect the water if it is to be used for drinking water.
- (2) A rainwater harvesting system approved under this article shall comply with the following minimum requirements:
 - (a) The entire system, including rainwater collection, conveyance and storage, shall be isolated from the site storm water system.

(b) The collected rainwater shall be used for on-site irrigation or other purposes as approved by the City.

(c) The system shall comply with the pollution control performance standards of § 50.35.

(d) The on-site irrigation system shall be designed in accordance with standard irrigation practices considering such factors as soil type, slope, and vegetative uptake rates.

(3) Rainwater collection and containment structures, **with the exception of the catchment/roof**, functioning as a rainwater harvesting system are not considered impervious cover. Such structures and/or improvements can be used to obtain credit towards any impervious cover requirement set forth in this article. Structures and/or improvements (e.g., building roofs, patios, awnings, etc.) **that serve as the catchment area of the system** from which stormwater is harvested are considered impervious cover, **but may qualify for a credit utilizing the City's formula.**

(4) In order to qualify to receive credit for a rainwater harvesting system, the system must be designed to exceed normal draw (i.e., no credit will be given if the tank routinely stays full). Credit is just for the tank cover. In order to qualify, the applicant must demonstrate where water is going, (e.g., how it will be drawn down, use as non-potable source rainwater, or irrigation).

~~(5) Credits can zero-out impervious cover for purposes of calculating runoff treatment for the captured area. Applicants may also get up to ten percentage points credit toward additional cover. The calculation procedures are found in the Cypress Creek Technical Resource Guide.~~

(F) Maximum Allowable Discount

The amount of the discount will vary from property to property, based on the amount of impervious cover, the percent of impervious cover, and the volume of stormwater captured by the stormwater control measure. The discount is calculated by reducing the amount and percent of impervious cover at the property.

Up to 50% of a property's impervious cover may be reduced with this discount. See (G) Calculation of the Discount for examples.

(G) CALCULATION OF THE DISCOUNT

(1) The amount of the discount will vary depending on the total amount and percentage of impervious cover at each property.

First, the City looks at the volume of the stormwater control measure – how many gallons of stormwater runoff can it hold? Next, the City converts those gallons to square

feet of impervious cover. This will be the amount of impervious cover potentially discounted.

This potentially discounted impervious cover is then subtracted from the total impervious cover of the property. There are three important caveats:

1. The discounted impervious cover is capped at 50% of the total impervious cover on any given property.
2. Only impervious cover draining to the stormwater control measure can be discounted. For example, only the impervious cover on the roof can be discounted for a rainwater harvesting system, not the impervious cover of the driveway, which is not draining to the system.
3. There is a sliding scale for converting the volume of the stormwater control measure to impervious cover as described below.

(2) For systems under 10,000 gallons, multiply 0.6 by the volume of the stormwater control measure. This will calculate the potentially discounted impervious cover. For larger systems, consult the table and examples below.

For larger systems, the larger constant progressively applies for each volume range. Several examples are as follows:

TABLE 1: VOLUME TO IMPERVIOUS COVER CONVERSION

Example 1 – A 6,000 gallon system is $6,000 \times 0.6 = 3,600$ square feet of impervious cover potentially discounted not to exceed 50% of the total.

Example 2 – A 12,000 gallon system is $10,000 \times 0.6 + 2,000 \times 0.2 = 6,400$ square feet of impervious cover potentially discounted; again, not to exceed 50% total.

Example 3 – A 150,000 gallon system is $10,000 \times 0.6 + 90,000 \times 0.2 + 50,000 \times 0.1 = 29,000$ square feet of impervious cover potentially discounted, not to exceed 50% of the total.

Rainwater Harvesting System GALLONS	Discount Percentage	Maximum Impervious Cover
Up to 10,000	0.6	50% Total
90,000 excess of 10,000	0.2	50% Total
In excess of 100,000	0.1	50% Total

(F H) Restrictions on siting of impervious cover.

(1) Impervious cover shall not be constructed downstream of water quality controls except for specific instances reviewed and approved by the City Engineer.

(2) Impervious cover shall not be constructed within WQBZs except as allowed by this chapter.

(3) Impervious cover shall not be constructed within critical environmental feature setback areas.

(4) Impervious cover shall not be constructed within the areas designated for on-site irrigation of treated wastewater effluent disposal and/or captured stormwater.

(Ord. 10-139, 2-10-2010; Ord. 14-194, 6-11-2014; Ord. 20-278, 2-12-2020; Ord. No. 21-289, § 2, 1-13-2021; Ord. No. 22-301, 2-9-2022)

Cross reference— Penalty, see § 50.99

Water Conservation Website Suggestions and Materials for Consideration:

Calculation for drip irrigation to tell you how long your water will last.

Use google earth to calculate roof size

On demand pump needed for trigger spray

Do you know where your water comes from?

How to apply for future credits with the City, State incentives and other tax credits, exemption programs, even United States Geological Survey flow gauges (Jacob's Well and Blanco River) to monitor how aquifer and surface water is doing and other helpful resources like this helpful page from the Texas Water Newsroom

Provide links for the following:

- The State directives to cities to incentivize rainwater collection
- There is a sales tax credit available on the purchase of barrels
- Hays County has provided a new property tax exemption program
- Chapter 761 – Hays County & Chapter 721
- [USGS real-time Jacob's Well gauge](#)
- [USGS real-time Blanco River at Wimberley gauge](#)
- [Texas MesoNet](#) (rain gauges across Tx)

Recommendations on system sizes for the City of Woodcreek

“Every gallon you use or save through rainwater collection is a gallon you keep in Jacob's Well “ 1 to 1 ratio / “Every gallon you use or save is a gallon you keep in the Wimberley area spring shed which includes Jacob's Well “

Show impact of single households with graphic

Aqua Information: Drought and Excessive Use

- Aqua Texas customers in the City of Woodcreek and Woodcreek North are limited to 8,500 gallons of water per month. Aqua calls this an excessive use limit, meaning anything over this amount is considered an excessive use of water.
- The 8,500 limit was derived from an analysis of average household use and adjusted to accommodate larger families.
- The excessive use limit was implemented on September 11, 2023 and remains in place today until further notice.

- Aqua Texas implemented the excessive use limit out of necessity, to comply with pumping permit limitations set by the groundwater conservation district.
 - Not enough customers were complying with the Stage 4 drought restrictions, making the excessive use limit necessary to implement.
 - If customers disregard the excessive use limit it could be necessary to limit water use even further.
- If customers are using over the excessive use limit, they will first receive a letter, followed by additional correspondence for second offense if improvements were seen. After two warnings, or for an egregious use of water, a flow restrictor will be installed on the customer's line. The flow restrictor only restricts the flow of water to the outside of the home. Like irrigation systems, for example. It will not impact the flow of water inside the home.
- Variances are available and are subject to approval. An in-depth analysis and proof of necessity are required to approve a variance.
 - Variances are meant for exceptional situations only. We must limit the number of variances to comply with the groundwater conservation district.
- Some customers have observed the irrigation system running at the old golf course, owned by Aqua Texas. That irrigation system is strictly effluent discharge from the wastewater plant, not groundwater.

Rainwater collection systems are tax exempt.

Rainwater uses

COA water quality credits?

Hays County Property tax exemption

COA rebate for over 5000 gallons

Hill Country Alliance as a resource

8:01
8:13

capture runoff from impervious cover.

There are many requirements in the Drainage and Environmental Criteria Manuals about where stormwater control measures are allowed and how they should be designed, constructed, and maintained. For purposes of the Stormwater Management and Environmental Criteria Manuals, the guidance provided in this document shall take precedence if there is a conflict with the Drainage and Environmental Criteria Manuals. For example, the Environmental Criteria Manual states that rainwater harvesting systems (tanks) may only be permitted for commercial developments to obtain water quality credit. However, for purposes of this discount program, tanks under any land use are eligible.

To be eligible for a discount, stormwater control measures must capture runoff from impervious cover. They cannot only capture runoff solely from pervious or unpaved areas.

6

A DESCRIPTION AND ELIGIBILITY CRITERIA OF EACH STORMWATER CONTROL MEASURE ARE PROVIDED BELOW:

RAINWATER HARVESTING SYSTEMS

Rainwater harvesting systems hold water that typically drains from roof gutters. This stored water can be released slowly after storms. Tanks can vary in capacity with some holding thousands of gallons.

ELIGIBLE RAINWATER HARVESTING SYSTEM REQUIREMENTS:

- 40 gallon minimum capacity
- Spigot, hose, or other way to release the stored water
- Screening at inlet and other access points to prevent mosquito larvae.
- Backflow prevention for non-gravity systems over 500 gallons as required by Austin Water.

In addition, while not required, one or more pre-treatment devices such as leaf guards, downspout filters, strainer baskets, filter socks, and first-flush diverters are strongly recommended to minimize future maintenance efforts and prevent pollutants from entering tank.

RAIN GARDENS

A rain garden is a vegetated, depressed landscape area designed to capture stormwater runoff. The runoff soaks into the soil over the course of a couple of days. If the soils under the rain garden do not soak up sufficient water, there may be an underdrain system beneath the rain garden that allows it to drain in less than 48 hours.

ELIGIBLE RAIN GARDENS:

- Ponding depth must be at least 6 inches and no more than 12 inches.
- Must be at least 50 square feet in area. Multiple smaller rain gardens cannot be added together to meet this 50 square foot requirement unless they are adjacent and connected such as a stair-stepped series of rain gardens.
- If there is no underdrain, the infiltration rate of the underlying soil must be sufficient to drain in 24 hours. See Appendix C for how to perform an infiltration test.

Raised rain gardens may be accepted provided there is no leakage through the perimeter walls and the raised bed meets all other rain garden requirements.

In addition, while not required, some level of pre-treatment is strongly recommended, such as a sediment chamber, a vegetated or manufactured separator/screen, or a vegetated filter strip to minimize future maintenance efforts and prevent pollutants from entering the rain garden(s).

7

DETENTION PONDS, WATER QUALITY PONDS, AND RETENTION/IRRIGATION SYSTEMS

This category includes a range of pond facilities such as detention, extended detention, sedimentation, filtration, biofiltration, and retention/irrigation systems.

11

adjacent property. The most this customer's rain garden can offset is 1,500 sqft (3,000 x 50%).

X. CALCULATION OF THE DISCOUNT

The amount of the discount, like the amount of the drainage charge itself, will vary depending on the total amount and percentage of impervious cover at each property.

Since the drainage charge is based on impervious cover, the discount must be calculated through impervious cover measurements. First, the City looks at the volume of the stormwater control measure – how many gallons of stormwater runoff can it hold? Next, the City converts those gallons to square feet of impervious cover. This will be the amount of impervious cover potentially discounted.

This potentially discounted impervious cover is then subtracted from the total impervious cover of the property. This will reduce both the amount and percent of impervious cover used to calculate the drainage charge and result in a reduced drainage charge. There are three important caveats:

1. The discounted impervious cover is capped at 50% of the total impervious cover on any given property.
2. Only impervious cover draining to the stormwater control measure can be discounted. For example, only the impervious cover on the roof can be discounted for a rainwater harvesting system, not the impervious cover of the driveway, which is not draining to the system.
3. There is a sliding scale for converting the volume of the stormwater control measure to impervious cover as described below.

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CONVERTING VOLUME TO IMPERVIOUS COVER

For systems under 10,000 gallons, multiply 0.6 by the volume of the stormwater control measure. This will calculate the potentially discounted impervious cover. For larger systems, consult the table and examples below. For larger systems, the larger constant progressively applies for each volume range. Several examples are as follows:

TABLE 1: VOLUME TO IMPERVIOUS COVER CONVERSION

VOLUME OF STORMWATER CONTROL MEASURE (GALLONS)	CONVERSION RATIO USED TO CALCULATE IMPERVIOUS COVER AMOUNT
0-10,000	0.6
10,001-100,000	0.2
Over 100,000	0.1

Example 1 – A 6,000 gallon system is 6,000 x 0.6 = 3,600 square feet of impervious cover potentially discounted
Example 2 – A 12,000 gallon system is 10,000 x 0.6 + 2,000 x 0.2 = 6,400 square feet of impervious cover potentially discounted
Example 3 – A 150,000 gallon system is 10,000 x 0.6 + 90,000 x 0.2 + 50,000 x 0.1 = 29,000 square feet of impervious cover potentially discounted

How did the City correlate volume to impervious cover? The City evaluated the additional runoff caused by impervious cover for both small and large storms specific to the Austin area. The methodology was similar to the development of the drainage charge itself. For purposes of the discount, the City also considered the potential economic benefit to the account holder relative to the City's cost of providing drainage service.

TABLE 2: TYPICAL DISCOUNT AMOUNTS FOR VARIOUS STORMWATER CONTROL MEASURES

STORMWATER CONTROL MEASURE	TYPICAL DISCOUNT RANGE*
55 gallon tank	\$0.20 to \$0.30 per month
Small rain garden (60 sq ft., 6 inches deep)	\$0.70 to \$1.20 per month
1,000 gallon tank	\$2.90 to \$4.90 per month

*Actual discount will vary depending on the amount and percent of impervious cover on a property. The low end of the range is based on a property with 2,000 square feet and 30% impervious cover. The high end is based on a property with 5,000 square feet and 30% impervious cover.

THE FORMULAS

Drainage Charge = Monthly Base Rate x Amount of Impervious Cover x Adjustment Factor
Adjustment Factor = (1.5425 x Percent of Impervious Cover) + 0.1933
Discounted Impervious Cover = Volume of Stormwater Control Measure x Conversion Ratio
Adjusted Impervious Cover = Amount of Impervious Cover – Discounted Impervious Cover
Discounted Percent of Impervious Cover = Adjusted Impervious Cover / Property Area
Discounted Adjustment Factor = (1.5425 x Discounted Percent of Impervious Cover) + 0.1933
Discounted Drainage Charge = Monthly Base Rate x Adjusted Impervious Cover x Discounted Adjustment Factor

12

<https://woodcreektx-my.sharepoint.com/shared?listurl=https%3A%2F%2Fwoodcreektx%2Esharepoint%2Ecom%2Fsites%2Fwatertaskforce%2FShared%20Documents&viewid=3d65c241%2D38b3%2D4e13%2Dbcf8%2D709a6d5ba052&id=%2Fsites%2Fwatertaskforce%2FShare%20Documents%2FReference%20Materials%2FRainwater%20Collection%2FRainwaterHarvestingManual%5F3rdedition%2Epdf&parent=%2Fsites%2Fwatertaskforce%2FShared%20Documents%2FReference%20Materials%2FRainwater%20Collection>

H.B. NO 3391 (a portion of the code relating to municipalities)

SECTION 4. Chapter 580, Local Government Code, is amended	
	by adding Section 580.004 to read as follows:
	<u>Sec. 580.004. RAINWATER HARVESTING. (a) Each municipality and county is encouraged to promote rainwater harvesting at</u>
	<u>residential, commercial, and industrial facilities through</u>
	<u>incentives such as the provision at a discount of rain barrels or</u>
	<u>rebates for water storage facilities.</u>
	<u>(b) The Texas Water Development Board shall ensure that</u>
	<u>training on rainwater harvesting is available for the members of</u>
	<u>the permitting staffs of municipalities and counties at least</u>
	<u>quarterly. Each member of the permitting staff of each county and</u>
	<u>municipality located wholly or partly in an area designated by the</u>
	<u>Texas Commission on Environmental Quality as a priority groundwater</u>
	<u>management area under Section 35.008, Water Code, whose work</u>
	<u>relates directly to permits involving rainwater harvesting and each</u>
	<u>member of the permitting staff of each county and municipality with</u>
	<u>a population of more than 100,000 whose work relates directly to</u>
	<u>permits involving rainwater harvesting must receive appropriate</u>
	<u>training regarding rainwater harvesting standards and their</u>
	<u>relation to permitting at least once every five years. Members of</u>
	<u>the permitting staffs of counties and municipalities not located</u>
	<u>wholly or partly in an area designated by the Texas Commission on</u>
	<u>Environmental Quality as a priority groundwater management area</u>
	<u>under Section 35.008, Water Code, whose work relates directly to</u>
	<u>permits involving rainwater harvesting and members of the</u>

	<u>permitting staffs of counties and municipalities with a population</u>
	<u>of 100,000 or less whose work relates directly to permits involving</u>
	<u>rainwater harvesting are encouraged to receive the training. The</u>
	<u>Texas Water Development Board may provide appropriate training by</u>
	<u>seminars or by videotape or functionally similar and widely</u>
	<u>available media without cost.</u>
	<u>(c) A municipality or county may not deny a building permit</u>
	<u>solely because the facility will implement rainwater harvesting.</u>
	<u>However, a municipality or county may require that a rainwater</u>
	<u>harvesting system comply with the minimum state standards</u>
	<u>established for such a system.</u>

SOURCE: <https://capitol.texas.gov/tlodocs/82R/billtext/html/HB03391F.htm>

Cost of Tanks (Texas Metal Tanks)

Gallons	Dimensions	Galvanized	Stainless
90	30" X 2'9"	\$675	\$1,075
140	2'6" X 4'2"	\$1,000	\$1,600
200	3' X 4'2"	\$1,100	\$1,700
300	3' X 5'8"	\$1,400	\$2,250
400	3'6" X 5'8"	\$1,650	\$2,600
500	4' X 5'8"	\$1,900	\$3,150



Groundwater Conservation District credit backs available

City finds that population growth is increasing water consumption which negatively affects groundwater recharge

Reduced groundwater impacts water quality affecting not only our drinking water, but also our recreational activities on the rivers.

Protecting the creek and watershed lessens the impacts of droughts and floods.

LCRA manual 217 -245

POREOUS PAVEMENT

EDUCATION ABOUT HOW WE PAY TO TREAT WATER TO SPREAD ON LAWN

Green infrastructure and information on rain gardens

https://www.watercache.com/rebates?fbclid=IwAR2JQ-VXMTOC_TqvikA2VbbO60ZtGCZADK9Kwv3K1myLFN4gzK-ZRCVtjL0

<https://www.watercache.com/rebates/hays-county>

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/woodcreek-meet-451ca77b81d64a089914007c8bccf66b/ITEM-Attachment-001-cc704e32906f4905b8a9c24aec9850bc.pdf>

https://detroitmi.gov/Portals/0/docs/DWSD/A%20Guide%20for%20Credits%20for%20Commonly%20Used%20Storm%20Water%20MgmtPractices_WEB-READY.pdf?ver=2018-02-24-232309-210

https://www.lcra.org/download/watershed_technicalmanual-pdf/?wpdmdl=19934

City of Woodcreek
Rainwater Collection Installation Proposal
2024
Prepared by Mayor Pro Tem Hines

Recommendation:

Select a rainwater collection system installation plan and award contract for installation for building located at City Hall, 41 Champions, and gazebo located at The Triangle for the purpose of collecting non-potable irrigation and landscaping water and create dynamic educational displays for public use and to apply for an LCRA grant for said projects.

Contacted:

Rainy Day Systems – received bid

Rain Keepers – reviewed sites, discussed, has not submitted a bid

Hill Country Rainwater LLC – received bid

Harvest Rain – received bid

Texas Metal Tanks – has expressed interest in offering a discount on branded tank purchase for City Hall, but did not submit anything in writing

Hey Debra -

It was nice to meet you and thanks for your patience as I prepared these estimates for Woodcreek. I designed 3 systems for your review:

- 1) A potable rainwater system for City Hall**
- 2) An irrigation system for City Hall**
- 3) An irrigation system for the Gazebo**

For option 1, I designed the system with 6" seamless aluminum gutters and screens to be installed on the building with (3) 4" round aluminum downspouts to be installed on the northwest, northeast, and east facing side of the back patio and 2 painted pvc downspouts to be installed on the south side of the building for collection from approx. 950sf of roof area which will yield approx. 570 gallons/1" of rainfall or approx. 20,000 gallons/year (35" average annual rainfall).

I included an Aqualine 1202S (6,139 gallon) corrugated steel tank with a 30° pitched roof and assumed the tank would be installed on a concrete pad (poured by others) on the back right/southeast corner of the building. See page 2 for alternate tank options including additional Aqualine tanks with a 30° pitched roof, Pioneer zincalume tanks with a low profile dome roof and galvanized Texas Metal Tanks from 3,500-10k gallons.

I included a stainless steel submersible pump with a 2HP motor and variable speed controller. I assumed the controller, pressure tank, filtration system and 22 GPM UV light would be installed inside the building. Note, the controller will require a dedicated 230v/30amp breaker and the UV light will require a standard 115v/20amp outlet (this can be on a shared circuit).

For option 2, I designed the system with 6" seamless aluminum gutters and screens to be installed on the shed and 2 painted pvc downspouts to be installed on the south side of the shed and collection from approx. 300sf of roof area which will yield approx. 180 gallons/1" of rainfall or approx. 6,000 gallons/year (35" average annual rainfall).

I included a Bushman 1,500 gallon poly tank to be installed approx. 15' southeast of the shed. See page 2 for alternate tank options including additional Bushman poly tanks and galvanized Texas Metal Tanks (from 1,000-2,000 gallons).

I included an all in one on demand 3/4HP pump to be installed inside the shed. Note the pump will require a dedicated 115v/20amp outlet. We will install a hose bib on the east facing exterior wall of the shed and a stub-out for irrigation connections (by others).

For option 3, I designed the system with 6" seamless aluminum gutters and screens to be installed on the gazebo. With (1) painted pvc downspout for collection from approx. 200sf of roof area which will yield approx. 120 gallons/1" of rainfall or approx. 4,000 gallons/year (35" average annual rainfall).

I included a galvanized 1,000 gallon Texas Metal Tank to be installed approx. 15' northeast of the gazebo. See page 2 for alternate galvanized Texas Metal Tanks (from 830-1,200 gallons). I included an all in one on demand 3/4HP pump to be installed in a poly enclosure next to the power outlet on the east side of the gazebo. Note, the pump will require a dedicated 115v/20amp outlet. We will install a riser hose bib at the pump location and a stub out for irrigation connections (by others).

Please see attached estimates and feel free to reach out with any questions or if you'd like to see any revisions etc. My cell is 512-466-8480.

Thanks and I hope you and your family have a wonderful 4th of July weekend!

- Adam



ADAM BROWN

System Designer

Harvest Rain
[169 Russell Lane](#)
[Dripping Springs, TX 78620](#)
P: 512.466.8480
[HarvestRain.com](#)

Harvest Rain
 MAIL:1450 Hwy 290 W. Unit #91
 Dripping Springs, TX 78620 US
 512.645.2955
 accounting@harvestrain.com



Estimate

ADDRESS

City of Woodcreek
 41 Champions Circle
 Woodcreek, TX 78676

ESTIMATE # 4285

DATE 07/03/2024

EXPIRATION DATE 08/03/2024

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
Gutters with screens	6" Seamless, Aluminum Ogee gutters Color: (TBD); Step-lock gutter screens. (3) 4" round aluminum downspouts on northwest corner, northeast corner and east facing patio.	1	2,250.00	2,250.00
Rainwater Components	Painted PVC downspouts (2) (Color TBD); Collection pipe; Pressure pipe; Fittings; Tank connections; First flush; Overflow systems.	1	2,050.00	2,050.00
Pump and UV Disinfection System	Submersible pump and controller (Goulds ProPak, 2HP, Model #18GP1020); Pressure Tank; Filters and Filter housings; 22 GPM Ultraviolet light (Viqua IHS22 - E4). * Assumes ability to install pump controller and disinfection system in weather protected enclosure. * * Assumes access to dedicated electrical circuit (230v30amp) within 15' of proposed controller location. *	1	5,500.00	5,500.00
Trenching and Labor	Includes labor to complete install, trenching with machinery, backfill, and flagging trenches. Asphalt to be cut and repaired on south side of the building. * If air hammer or rocksaw required, add \$1,320 per additional day of use. *	1	3,700.00	3,700.00
Aqualine Water Tank 1202S // 6,139 Gallons	Capacity: 6,139 Gallons; Dimensions: 12'D x 7'6"H (Peak Height 10'11"H) G90 corrugated steel, Bartlett NSF61 approved liner; fire valve; 20 Year Warranty. * Does NOT include base prep and tank pad installation per manufacturer standards. Tank to be installed on a concrete pad (by others). *	1	10,495.00	10,495.00

 ** See Exclusions & Alternate Tank Options
 On Next Page. **

PRODUCT	DESCRIPTION	QTY	RATE	
Exclusions	<p>The following are NOT included in our scope of work:</p> <ul style="list-style-type: none"> - Base prep and tank pad installation. Tank to be installed on a concrete pad (by others). - Providing dedicated 230v/30amp electrical circuit for pump power supply and 115v/20amp outlet for UV light at proposed location. - Permits, RPZ Backflow Prevention Device and Installation, Inspections. (If required.) - Final connections to building/irrigation system(s). - Water Delivery. - Spoils Removal. <p>-----</p> <p>** See Alternate Tank Options Below: **</p> <p>-----</p>	1	0.00	0.00
Aqualine Water Tank 902S // 3,453 Gallons	<p>Capacity: 3,453 Gallons; Dimensions: 9'D x 7'6"H (Peak Height 10'0"H) G90 corrugated steel, Bartlett NSF61 approved liner; fire valve; 20 Year Warranty. * Does NOT include base prep and tank pad installation per manufacturer standards. Tank to be installed on a concrete pad (by others). *</p>	0	7,495.00	0.00
Pioneer XLR 04-2 // 5,076 Gallons // Dome Roof	<p>Dimensions: (11'D x 7'2"H), Warranty: 20yr on tank liner, 20yr on tank shell, with standard tank accessories, fire valve and water level indicator. * Does NOT include base prep and tank pad installation per manufacturer standards. Tank to be installed on a concrete pad (by others). *</p>	0	8,495.00	0.00
Aqualine Water Tank 1502S // 9,592 Gallons	<p>Capacity: 9,592 Gallons; Dimensions: 15'D x 7'6"H (Peak Height 11'3"H) G90 corrugated steel, Bartlett NSF61 approved liner; fire valve, 20 Year Warranty. * Does NOT include base prep and tank pad installation per manufacturer standards. Tank to be installed on a concrete pad (by others). *</p>	0	12,495.00	0.00
Pioneer XLR 08-2 // 9,907 Gallons // Dome Roof	<p>Dimensions: (15'5"D x 7'2"H), Warranty: 20yr on tank liner, 20yr on tank shell, with standard tank accessories, fire valve and water level indicator. * Does NOT include base prep and tank pad installation per manufacturer standards. Tank to be installed on a concrete pad (by others). *</p>	0	10,495.00	0.00

** OPTION 1: CITY HALL **

* Assumes tank is installed within approx. 5' of the back right/southeast corner of the building. *

* Proposed collection from approx. 950sf, potential collection on 1" of rain = 570 gallons, approx. 20,000 gallons/year (35" avg. annual rainfall). *

SUBTOTAL	23,995.00
TAX	0.00
TOTAL	\$23,995.00

Accepted By

Accepted Date

Harvest Rain

MAIL:1450 Hwy 290 W. Unit #91
 Dripping Springs, TX 78620 US
 512.645.2955
 accounting@harvestrain.com



Estimate

ADDRESS

City of Woodcreek
 41 Champions Circle
 Woodcreek, TX 78676

ESTIMATE # 4286

DATE 07/03/2024

EXPIRATION DATE 08/03/2024

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
Gutters with screens	6" Seamless, Aluminum Ogee gutters Color: (TBD); Step-lock gutter screens on shed.	1	720.00	720.00
Rainwater Components	Painted PVC downspouts (2) (Color TBD); Collection pipe; Pressure pipe with stub out for irrigation connections (by others); Fittings; Tank connections; First flush; Overflow systems. (1) riser hose bib on exterior wall of the back/east facing side of the shed.	1	1,305.00	1,305.00
Pump Components	Grundfos Scala 2 (3/4 HP) variable speed on demand centrifugal pump. (115V/20amp). * Assumes ability to install the pump inside the shed with access to dedicated electrical circuit (115v20amp) within 5' of proposed pump location. *	1	1,475.00	1,475.00
Trenching and Labor	Includes labor to complete install, hand trenching to protect existing landscape, backfill, and flagging trenches.	1	2,000.00	2,000.00
Bushman Water Tank // 1,500 Gallon	Dimensions: (93"D x 63"H) Color: (TBD) Includes base prep and tank pad installation per manufacturer standards. * Assumes no greater than 6" change in elevation at proposed tank location. *	1	2,495.00	2,495.00
Exclusions	The following are NOT included in our scope of work: - Providing dedicated 115v/20amp electrical circuit for pump power supply. - Permits, RPZ Backflow Prevention Device and Installation, Inspections. (If required.) - Final connections to irrigation system(s). - Water Delivery. - Spoils Removal.	1	0.00	0.00

 ** See Alternate Tank Options On Next Page. **

PRODUCT	DESCRIPTION	QTY	RATE	
	----- ** See Alternate Tank Options Below: ** -----			
Bushman Water Tank // 1,000 Gallon	Dimensions: (75"D x 65"H) Color: (TBD) Includes base prep and tank pad installation per manufacturer standards. * Assumes no greater than 6" change in elevation at proposed tank location. *	1	1,995.00	0.00
Texas Metal Tank- // 1000 Gallons // Galvanized	Dimensions: (5'D x 7'H), 20-Gauge G-90 galvanized steel, FDA approved epoxy liner, Warranty: 1yr. Includes base prep and tank pad installation per manufacturer standards. * Assumes no greater than 6" change in elevation at proposed tank location. *	0	3,995.00	0.00
Texas Metal Tank- // 1480 Gallons // Galvanized	Dimensions: (6'D x 7'H), 20-Gauge G-90 galvanized steel, FDA approved epoxy liner, Warranty: 1yr. Includes base prep and tank pad installation per manufacturer standards. * Assumes no greater than 6" change in elevation at proposed tank location. *	0	4,995.00	0.00
Texas Metal Tank- // 2015 Gallons // Galvanized	Dimensions: (7'D x 7'H), 20-Gauge G-90 galvanized steel, FDA approved epoxy liner, Warranty: 1yr. Includes base prep and tank pad installation per manufacturer standards. * Assumes no greater than 6" change in elevation at proposed tank location. *	0	5,495.00	0.00

OPTION 2: GARDEN IRRIGATION SYSTEM **	SUBTOTAL	7,995.00
* Assumes tank is installed within 15' southwest of the shed. *	TAX	0.00
* Proposed collection from approx. 300sf, potential collection on 1" of rain = 180 gallons, approx. 6,000 gallons/year (35" avg. annual rainfall). *	TOTAL	\$7,995.00

Accepted By

Accepted Date

Harvest Rain

MAIL:1450 Hwy 290 W. Unit #91
 Dripping Springs, TX 78620 US
 512.645.2955
 accounting@harvestrain.com



Estimate

ADDRESS

City of Woodcreek
 41 Champions Circle
 Woodcreek, TX 78676

ESTIMATE # 4287

DATE 07/03/2024

EXPIRATION DATE 08/03/2024

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
Gutters with screens	6" Seamless, Aluminum Ogee gutters Color: (TBD); Step-lock gutter screens on gazebo.	1	720.00	720.00
Rainwater Components	Painted PVC downspout (1) (Color TBD); Collection pipe; Pressure pipe with stub out for irrigation connections (by others); Fittings; Tank connections; First flush; Overflow systems. (1) hose bib on a T at the pump location on the post of the northeast corner of the gazebo.	1	1,555.00	1,555.00
Pump Components (Irrigation)	Grundfos Scala 2 (3/4 HP) variable speed on demand centrifugal pump. (115V/20amp); Weather protected poly pump enclosure Color: (TBD). * Assumes access to dedicated electrical circuit (115v/20amp) within 5' of proposed pump location. *	1	1,725.00	1,725.00
Trenching and Labor	Includes labor to complete install, hand trenching to protect existing landscape, backfill, and flagging trenches.	1	2,000.00	2,000.00
Texas Metal Tank- // 1000 Gallons // Galvanized	Dimensions: (5'D x 7'H), 20-Gauge G-90 galvanized steel, FDA approved epoxy liner, Warranty: 1yr. Includes base prep and tank pad installation per manufacturer standards. * Assumes no greater than 6" change in elevation at proposed tank location. *	1	3,995.00	3,995.00
Exclusions	The following are NOT included in our scope of work: - Providing dedicated 115v/20amp electrical circuit for pump power supply. - Permits, RPZ Backflow Prevention Device and Installation, Inspections. (If required.) - Final connections to irrigation system(s). - Water Delivery. - Spoils Removal.	1	0.00	0.00

 ** See Alternate Tank Options On Next Page. **

PRODUCT	DESCRIPTION	QTY	RATE	
	----- ** See Alternate Tank Options Below: ** -----			
Texas Metal Tank- // 830 Gallons // Galvanized	Dimensions: (5'D x 5'8"H), 20-Gauge G-90 galvanized steel, FDA approved epoxy liner, Warranty: 1yr. Includes base prep and tank pad installation per manufacturer standards. * Assumes no greater than 6" change in elevation at proposed tank location. *	0	2,995.00	0.00
Texas Metal Tank- // 1200 Gallons // Galvanized	Dimensions: (6'D x 5'8"H), 20-Gauge G-90 galvanized steel, FDA approved epoxy liner, Warranty: 1yr. Includes base prep and tank pad installation per manufacturer standards. * Assumes no greater than 6" change in elevation at proposed tank location. *	0	3,995.00	0.00

** OPTION 3: GAZEBO **	SUBTOTAL	9,995.00
* Assumes tank is installed within 20' northwest of the gazebo. *	TAX	0.00
* Proposed collection from approx. 200sf, potential collection on 1" of rain = 120 gallons, approx. 4,000 gallons/year (35" avg. annual rainfall). *	TOTAL	\$9,995.00

Accepted By

Accepted Date



PREPARED BY

JED REGANTE

Hill Country Rainwater, LLC
(512) 856-4626
jed@hillcountryrainwater.com
13501 Ranch Rd 12, STE. 103, Wimberley, TX 78676, USA

PREPARED FOR

Debra Hines

City of Woodcreek
(512) 461-4363
Debra.Hines@WoodcreekTX.gov
41 Champions Cir, Woodcreek, TX 78676, USA

ESTIMATE - TURNKEY DETAILS

GAZEBO AREA

Woodcreek Drive, Woodcreek, TX 78676, USA

Rain water harvesting system - turnkey complete typical installation either potable or non-potable. Base price includes the following unless omitted in the Description below:

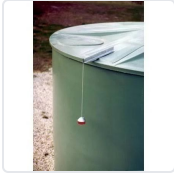
- Mobilization and Demobilization of people and equipment to the site and from the site (multi-phase jobs may incur additional M/D charges);
- Creation of tank pad on standard site (standard site = less than 12" of grade change across diameter) and application of erosion control materials around tank apron;
- Tank delivery and erection including external tank level gauge, and 2.5" fire department connection with anti vortex valve;
- Trenching for and placement of underground conveyance, pressure and electrical lines;
- Proper bedding and top sanding of all underground lines, placement of water line locate tape and back fill of all lines covered;
- Pump and pump installation;
- Tank Aeration and installation;
- Tank/pump freeze protection system (manual);
- Connection to supply (unless new construction and then this will default to the site plumber);

IF potable system - Installation of first flush diversion system, cistern aeration system and filtration components.

IF we are doing the gutters, then - Gutters and Rake backs to fit downspouts (subject to change due to price fluctuations)

SEE BELOW FOR SITE SPECIFIC ALLOWANCES

DESCRIPTION	QTY	TOTAL
LABOR - MTB Allowance Mobilization, Transport and Breakdown Labor Time	20 Hours	
Tank Selection Menu - Tank and Tank Build with Pad Allowance for each		
3.5K - Silo - Silver		
Cistern - 3453 Gallons - 902S 3453 Gallon potable water cistern with Bartlett liner. 9' diameter x 8' wall height. 30 degree silo style roof with bottle cap top.	1 Each	
Tank Ladder for ALine cisterns Fixed external ladder for access to hatch.	1 Each	
Installation and Pad Build Allowance		
Tank Build - AL1202 Labor cost to install 1202 (all styles) tank.	1 Each	
AGG - Erosion Control Stone Medium rock for erosion control; tank apron.	1 Tons	
AGG - 3/4 Minus Base 3/4 Minus base material for tank pad and fill.	10 Tons	

AGG - Manufactured Sand Manufactured Sand for tank base and pipe bedding.	1 Tons
LABOR - OPERATOR - Pad site or rough grading Heavy equipment operator	6 Hours
Skid Steer Skid Steer with bucket	6 Hours
Standard Equipment - (fixed price)	
FDC Assembly Fire Department Connection assembly: 2" MPT x2.5 NHT spin on adapter; 2" anti-vortex plate; 2.5" NHT cap.	1 Each
Levetator Levetator tank level gauge, external.	1 Each
	
Standpipe - 4" Standard 4" standpipe (<5000SF)	1 Each
Site Work - (Allowance) May include but is not limited to: labor to locate and expose existing underground utilities, trenching with rock saw and/or mini-excavator; placing and shading pipe bedding; placing locate tape; casing pipe with sand; back filling trenches; digging by hand in existing landscapes; removing or shaping land (rough grading) for tank placement.	
Trenching (Allowance) Sub-contracted rock saw. Includes underground utility location and shovel cleaning of trenches. Occasionally there will be a Replacement tooth charge of \$12/tooth which is assessed after trenching is complete when very hard rock is encountered.	40 Linear Feet
LABOR - Locate existing UG utilities Location of existing underground utilities and hazards using location equipment and exposure of existing lines where they cross our trenching plan.	2 Hours
LABOR - Excavation - Hand digging(Allowance) Man hours to excavate by hand in areas inaccessible by heavy equipment.	16 Hours
LABOR - Trench Backfill Labor hours to cover (bed) pipe with sand, lay in water line tape and cover trenches.	2 Hours
Skid Steer Skid Steer with bucket	2 Hours
Pressure, Electrical and Conveyance (Allowances)	
LABOR - PEC Labor for placement of underground lines, (including conveyance lines, air lines, stand pipe and underground first flush diverter, pressure, and electrical lines); installation of aeration system; installation of pumps including in tank plumbing (pump cross), installation of filtration equipment; final connections and pressure testing of lines prior to activation.	24 Hours
1.25" PRESSURE LINE (PVC OR HDPE) PLUS FITTINGS 1.25" HDPE or PVC pressure lines	40 Linear Feet

Conveyance, materials - 4"
4" underground conveyance lines plumbed to the diversion tank, standpipe and downspouts.

40 Linear Feet

Downspout - Non-standard
Non-Standard Downspout materials - double 45L to clear rock ledge, porch edge, column, etc.
(1) Sch40-4"-90L; (10') Sch40-4"-pipe; (1) trn bushing; (2) Sch40-4"-45L; (up to 6') SDR35-4"-pipe; (1) 4"-SDR35-San-T or 90L.

2 Each

External Pumps

Pump - DAB E.Sybox mini 1Hp
DAB E.Sybox Mini 1Hp variable frequency drive adjustable pressure pump; external. <https://dabpumps.us/en/ESYBOXmini-3>

1 Each



PUMP - COVER - ESYBOX
OUTDOOR NEMA 3 COVER FOR EXTERNAL PUMP.

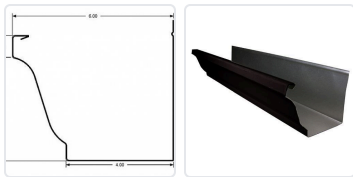
1 Each

Gutters and Leaf Screening

Gutter Styles and Materials

Gutters - 6" K-Style - seamless - aluminum
6" standard color aluminum ogee K-Style seamless gutters. Gutters only.

68 Linear Feet



Leaf Protection

Please select 0 - 1 options

Leaf Protection - Micro-Mesh Gutter Screen Labor and Materials
Stainless Steel Micro-Mesh gutter guard installation. UL listed for Rain Water Harvesting use.

68 Linear Feet

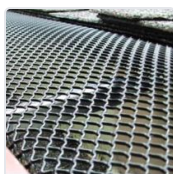
+\$582.86



Leaf Protection - Step lock gutter screens
Step lock - expanded metal mesh gutter screens. Larger openings. Labor and Materials.

68 Linear Feet

+\$412.84



Gutters - Other Services

Gutters - rake backs to PVC 2 Each
 Connections from gutters to downspouts, 4" round aluminum for up to 2' eave edges.

**Optional Items**

Please select any options

<input type="checkbox"/>	BULK WATER DELIVERY 2500 GALLON BULK WATER DELIVERY - For tank fill to protect warranty.	1 Load	+\$428.57
<input type="checkbox"/>	TANK LEVEL INDICATOR - WIFI REMOTE WIFI Long range water level sensor with monitoring app.	1 Each	+\$421.43
<input type="checkbox"/>	LABOR - Paint exposed PVC downspouts for each downspout - chemical etch each pipe and apply 2+ coats of exterior paint (color choice of customer) to each PVC downspout exposed, the conveyance standpipe and/or overflow pipe on tank.	2 Hours	+\$120.00

TOTAL \$13,791.39**Job Scope or Special Notes:**

Cistern located 6' from gazebo. Pump mounted to external post, bracket with cover plugged into existing outlet. Gutters on all sides of gazebo with 2 downspouts. Pump suction line from cistern to pump - DOES NOT INCLUDE CONNECTION TO IRRIGATION LINES. Stand pipe into tank via leaf basket.

Terms: Please carefully review the following terms and conditions prior to signing:

Estimate contains allowances:

Though we strive to give as accurate an estimate as possible, because some field conditions are impossible determine until we begin work, accordingly the amounts noted on the estimate as an "allowance(s)" are estimated quantities and, should we exceed those quantities we will input final quantities on the final invoice, which you agree to pay. Additionally, material, labor and/or subcontractor pricing may increase from the time of signing the contract until the time the actual work is performed and we reserve the right to adjust our prices upward to meet these rising costs though we will do all that we can to prevent increases including utilizing the initial deposit money to purchase much of the more expensive materials (cistern, pump and filtration equipment) at the moment in time the deposit is received,

Optional Items:

Some of the items in this estimate are optional including but not limited to gutter screening, Wi-Fi water level gauge, Bulk water delivery (See Water for Cistern Fill, below); and painting of the exposed PVC downspouts, if any and the standpipe and overflow near the cistern. We HIGHLY recommend painting these items however we also realize that this is a service that you the client can perform for yourself if you wish or you can employ us to perform this work. When we do the work we will use a stripping agent to remove the outer coating of the PVC and apply two coats of color matched (your choice of color) to the PVC surfaces.

Water for cistern fill

All cisterns require 10% water fill at time of installation (failure to do so may void tank warranty) and to activate system and providing this water is the client's responsibility in the event that rain has not provided the required amount of water for the cistern prior to system activation. If you select the option above, we will arrange for bulk water to be delivered to the cistern prior to the completion of our installation and you will be charged as noted.

Cancellation prior to installation:

Should you wish to cancel this agreement prior to the commencement of work on your project you agree to pay a restocking/design time fee equal to 9% of the total estimated price.

Electrical Subcontractor

We employ a licensed master electrician to perform final electrical connections. Any and all work performed by our sub-contracted electrician will be passed through to you on the final invoice when we know the cost for those services (average cost is \$250.00)

Damage to existing underground lines:

Though we are diligent in attempting to locate existing underground utilities prior to trenching, we are NOT responsible for any damage to them that occurs during trenching. In the unlikely event that damage occurs, we will notify you of the damage. In some instances we can easily fix the damage (such as water and irrigation lines) other times it may require a specialty contractor. If we perform the repair we will invoice you for the time and materials for the repair on the final invoice, which you agree to pay. If the work requires a specialty contractor, together we will decide if we will administer and invoice the repairs or if you will contract separately for those repairs without our administering them. If we administer the repairs we will send a separate invoice for the amount of the work after we receive the invoice from the specialty contractor which you agree to pay.

IRRIGATION PIPE CLAUSE: In areas/jobs where there is extensive or comprehensive irrigation - we will choose a path to minimize crossings, we will do our best to locate every crossing and where possible we will we will expose and cut the irrigation pipe and wires and leave for them irrigation contractor to repair however there may be instances where we cannot locate all the irrigation and some damage to that system may occur. Prior to making these changes to irrigation we will consult with you as to whether you want to employ your own irrigation contractor and pay them directly or have us deploy a sub-contracted irrigation contractor for whose services we will bill you on the final invoice.

Composite Shingle Roofing:

Client accepts all responsibility for potable use of rainwater from shingle roofing. The TWDB/UT study on roof surfaces for RWH can be found at: https://www.twdb.texas.gov/innovativewater/rainwater/projects/rainquality/2011_02_rainquality_final_rpt.pdf

Site conditions post-construction:

Spoils from trenching and creating the tank pad (typically earth mounds and large rocks) will be left near tank site, however, upon request we will move and/or remove these materials up to 100'. Any requests to move the material more than 100' or to haul them off, will be done on a cost plus basis and we will estimate and invoice for this work separately. When we complete the trench fill in there may be rocks, up to fist sized, that will remain on or near the trench lines and there will be visible scarring on the landscape from where we have laid our lines and where the equipment has run to reach areas of construction - this is normal and we do not further mitigate site conditions.

Re-Mobilization Fee: When requested by a client to stop work and return to finish at a later date (e.g. stucco work not complete and we have to return to install downspouts) we will charge a \$1000.00 re-mobilization fee that you agree to pay.

Lead times:

Current lead times are 5-6 months however, due to the extreme nature of the weather we've been exposed to over the last year, lead times may be extended.

Draw Schedule and Payments:

40% Tank Deposit; 35% due upon completion of tank installation or in ground plumbing (whichever comes first); final 25% due upon substantial completion. In some instances the draw schedule will be modified to suit installation conditions. E.g. if we are substantially complete but waiting on a trade or contractor not under our control we may invoice 20% at that time and final 5% once the trade or contractor we are waiting on completes to allow us to complete our work. Unpaid invoices will accrue interest at 1.5% per month or the maximum interest rate allowed by law.

The above specifications, costs, and terms are hereby accepted.

DEBRA HINES

DATE



PREPARED BY

JED REGANTE

Hill Country Rainwater, LLC
(512) 856-4626
jed@hillcountryrainwater.com
13501 Ranch Rd 12, STE. 103, Wimberley, TX 78676, USA

PREPARED FOR

Debra Hines

City of Woodcreek
(512) 461-4363
Debra.Hines@WoodcreekTX.gov
41 Champions Cir, Woodcreek, TX 78676, USA

ESTIMATE - TURNKEY DETAILS

41 Champion Cir, Woodcreek

41 Champions Cir, Woodcreek, TX 78676, USA

Rain water harvesting system - turnkey complete typical installation either potable or non-potable. Base price includes the following unless omitted in the Description below:

- Mobilization and Demobilization of people and equipment to the site and from the site (multi-phase jobs may incur additional M/D charges);
- Creation of tank pad on standard site (standard site = less than 12" of grade change across diameter) and application of erosion control materials around tank apron;
- Tank delivery and erection including external tank level gauge, and 2.5" fire department connection with anti vortex valve;
- Trenching for and placement of underground conveyance, pressure and electrical lines;
- Proper bedding and top sanding of all underground lines, placement of water line locate tape and back fill of all lines covered;
- Pump and pump installation;
- Tank Aeration and installation;
- Tank/pump freeze protection system (manual);
- Connection to supply (unless new construction and then this will default to the site plumber);

IF potable system - Installation of first flush diversion system, cistern aeration system and filtration components.

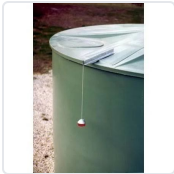

IF we are doing the gutters, then - Gutters and Rake backs to fit downspouts (subject to change due to price fluctuations)

SEE BELOW FOR SITE SPECIFIC ALLOWANCES

DESCRIPTION	QTY	TOTAL
LABOR - MTB Allowance Mobilization, Transport and Breakdown Labor Time	20 Hours	
Tank Selection Menu - Tank and Tank Build with Pad Allowance for each		
Please select 1 option		
<input type="checkbox"/> 13.8K - Silo Roof - Silver		+\$10,771.87
TANK - AL1802S - 13812 GALLONS - ZN 13812 Gallon water tank with 30 degree silo style roof and bottle cap top. 18' Diameter x 7'6" wall height.	1 Each	
Tank Ladder for ALine cisterns Fixed external ladder for access to hatch.	1 Each	
Installation and Pad Build Allowance		
TANK BUILD - AL1802 LABOR -installation of AL1802, 13812 gallons, all models.	1 Each	
AGG - Erosion Control Stone Medium rock for erosion control; tank apron.	2 Tons	

AGG - 3/4 Minus Base 3/4 Minus base material for tank pad and fill.	18 Tons
AGG - Manufactured Sand Manufactured Sand for tank base and pipe bedding.	4 Tons
LABOR - OPERATOR - Pad site or rough grading Heavy equipment operator	7 Hours
Skid Steer Skid Steer with bucket	7 Hours

Standard Equipment - (fixed price)

<p>Levetator Levetator tank level gauge, external.</p> 	1 Each
<p>Standpipe - 4" Standard 4" standpipe (<5000SF)</p>	1 Each
<p>Pressure tank - 4 gallon Pressure balance tank to minimize pump cycling.</p> 	1 Each

Site Work - (Allowance)

May include but is not limited to: labor to locate and expose existing underground utilities, trenching with rock saw and/or mini-excavator; placing and shading pipe bedding; placing locate tape; casing pipe with sand; back filling trenches; digging by hand in existing landscapes; removing or shaping land (rough grading) for tank placement.

<p>Trenching (Allowance) Sub-contracted rock saw. Includes underground utility location and shovel cleaning of trenches. Occasionally there will be a Replacement tooth charge of \$12/tooth which is assessed after trenching is complete when very hard rock is encountered.</p>	160 Linear Feet
<p>LABOR - Locate existing UG utilities Location of existing underground utilities and hazards using location equipment and exposure of existing lines where they cross our trenching plan.</p>	2 Hours
<p>LABOR - Excavation - Hand digging(Allowance) Man hours to excavate by hand in areas inaccessible by heavy equipment.</p>	16 Hours
<p>LABOR - Trench Backfill Labor hours to cover (bed) pipe with sand, lay in water line tape and cover trenches.</p>	8 Hours
<p>Skid Steer Skid Steer with bucket</p>	8 Hours

Pressure, Electrical and Conveyance (Allowances)

<p>LABOR - PEC Labor for placement of underground lines, (including conveyance lines, air lines, stand pipe and underground first flush diverter, pressure, and electrical lines); installation of aeration system; installation of pumps including in tank plumbing (pump cross), installation of filtration equipment; final connections and pressure testing of lines prior to activation.</p>	48 Hours
<p>1.25" PRESSURE LINE (PVC OR HDPE) PLUS FITTINGS 1.25" HDPE or PVC pressure lines</p>	30 Linear Feet
<p>Conveyance, materials - 4" 4" underground conveyance lines plumbed to the diversion tank, standpipe and downspouts.</p>	240 Linear Feet
<p>Downspout, Standard Standard Downspout - 4" Sch40 Pipe</p>	3 Each

External Pumps

<p>Pump - DAB E.Sybox mini 1Hp DAB E.Sybox Mini 1Hp variable frequency drive adjustable pressure pump; external. https://dabpumps.us/en/ESYBOXmini-3</p>	1 Each
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Gutters and Leaf Screening

Gutter Styles and Materials

Choose one of the following styles

<p>Gutters - 6" K-Style - seamless - aluminum 6" standard color aluminum ogee K-Style seamless gutters. Gutters only.</p>	154 Linear Feet
--	-----------------

<p>Gutters - rake backs to PVC Connections from gutters to downspouts, 4" round aluminum for up to 2' eave edges.</p>	3 Each
--	--------

Gutters - Other Services

Please select any options

<p><input type="checkbox"/> Gutter removal Labor costs to remove existing gutters; does not include haul off and disposal</p>	104 Linear Feet
--	-----------------

Optional Items

Please select any options

<input type="checkbox"/>	BULK WATER DELIVERY 2500 GALLON BULK WATER DELIVERY - For tank fill to protect warranty.	1 Load	+\$428.57
<input type="checkbox"/>	TANK LEVEL INDICATOR - WIFI REMOTE WIFI Long range water level sensor with monitoring app.	1 Each	+\$421.43
<input type="checkbox"/>	LABOR - Paint exposed PVC downspouts for each downspout - chemical etch each pipe and apply 2+ coats of exterior paint (color choice of customer) to each PVC downspout exposed, the conveyance standpipe and/or overflow pipe on tank.	16 Hours	+\$960.00
TOTAL			\$25,927.41

Job Scope or Special Notes:

Job requires us to remove the gutters on the main building and replace with new placing downspouts in areas closer to the collection cistern in order to avoid digging up asphalt all the way around the building. We would rake the gutters along the small rear porch edge to bring collection closer to the cistern. (Cost for gutter removal is optional as this is something the City may be able to do on it's own). In order to make conveyance work we would lay some pipe on the surface of the parking lot along the South wall (behind the equipment and along the East wall partially - from the SE corner to the stairs and then about 4' to the stair edge where we would pick up the 3rd downspout). Once across the asphalt we'd trench behind the garden along the fence line (assumes that the City would clear that area of accumulated debris) and then connect the lines to two downspouts off the storage building and then over to the cistern which is located 22' South of the shed. We'd run a pump suction line back to the shed, house the pump in the shed where 110V power is available and punch a hose bib into the back of the shed to service the garden area. City of Woodcreek would be responsible for asphalt repair work after we place and bed the pipe.

Terms: Please carefully review the following terms and conditions prior to signing:

Estimate contains allowances:

Though we strive to give as accurate an estimate as possible, because some field conditions are impossible determine until we begin work, accordingly the amounts noted on the estimate as an "allowance(s)" are estimated quantities and, should we exceed those quantities we will input final quantities on the final invoice, which you agree to pay. Additionally, material, labor and/or subcontractor pricing may increase from the time of signing the contract until the time the actual work is performed and we reserve the right to adjust our prices upward to meet these rising costs though we will do all that we can to prevent increases including utilizing the initial deposit money to purchase much of the more expensive materials (cistern, pump and filtration equipment) at the moment in time the deposit is received,

Optional Items:

Some of the items in this estimate are optional including but not limited to gutter screening, Wi-Fi water level gauge, Bulk water delivery (See Water for Cistern Fill, below); and painting of the exposed PVC downspouts, if any and the standpipe and overflow near the cistern. We HIGHLY recommend painting these items however we also realize that this is a service that you the client can perform for yourself if you wish or you can employ us to perform this work. When we do the work we will use a stripping agent to remove the outer coating of the PVC and apply two coats of color matched (your choice of color) to the PVC surfaces.

Water for cistern fill

All cisterns require 10% water fill at time of installation (failure to do so may void tank warranty) and to activate system and providing this water is the client's responsibility in the event that rain has not provided the required amount of water for the cistern prior to system activation. If you select the option above, we will arrange for bulk water to be delivered to the cistern prior to the completion of our installation and you will be charged as noted.

Cancellation prior to installation:

Should you wish to cancel this agreement prior to the commencement of work on your project you agree to pay a restocking/design time fee equal to 9% of the total estimated price.

Electrical Subcontractor

We employ a licensed master electrician to perform final electrical connections. Any and all work performed by our sub-contracted electrician will be passed through to you on the final invoice when we know the cost for those services (average cost is \$250.00)

Damage to existing underground lines:

Though we are diligent in attempting to locate existing underground utilities prior to trenching, we are NOT responsible for any damage to them that occurs during trenching. In the unlikely event that damage occurs, we will notify you of the damage. In some instances we can easily fix the damage (such as water and irrigation lines) other times it may require a specialty contractor. If we perform the repair we will invoice you for the time and materials for the repair on the final invoice, which you agree to pay. If the work requires a specialty contractor, together we will decide if we will administer and invoice the repairs or if you will contract separately for those repairs without our administering them. If we administer the repairs we will send a separate invoice for the amount of the work after we receive the invoice from the specialty contractor which you agree to pay.

IRRIGATION PIPE CLAUSE: In areas/jobs where there is extensive or comprehensive irrigation - we will choose a path to minimize crossings, we will do our best to locate every crossing and where possible we will we will expose and cut the irrigation pipe and wires and leave for them irrigation contractor to repair however there may be instances where we cannot locate all the irrigation and some damage to that system may occur. Prior to making these changes to irrigation we will consult with you as to whether you want to employ your own irrigation contractor and pay them directly or have us deploy a sub-contracted irrigation contractor for whose services we will bill you on the final invoice.

Composite Shingle Roofing:

Client accepts all responsibility for potable use of rainwater from shingle roofing. The TWDB/UT study on roof surfaces for RWH can be found at: https://www.twdb.texas.gov/innovativewater/rainwater/projects/rainquality/2011_02_rainquality_final_rpt.pdf

Site conditions post-construction:

Spoils from trenching and creating the tank pad (typically earth mounds and large rocks) will be left near tank site, however, upon request we will move and/or remove these materials up to 100'. Any requests to move the material more than 100' or to haul them off, will be done on a cost plus basis and we will estimate and invoice for this work separately. When we complete the trench fill in there may be rocks, up to fist sized, that will remain on or near the trench lines and there will be visible scarring on the landscape from where we have laid our lines and where the equipment has run to reach areas of construction - this is normal and we do not further mitigate site conditions.

Re-Mobilization Fee: When requested by a client to stop work and return to finish at a later date (e.g. stucco work not complete and we have to return to install downspouts) we will charge a \$1000.00 re-mobilization fee that you agree to pay.

Lead times:

Current lead times are 5-6 months however, due to the extreme nature of the weather we've been exposed to over the last year, lead times may be extended.

Draw Schedule and Payments:

40% Tank Deposit; 35% due upon completion of tank installation or in ground plumbing (whichever comes first); final 25% due upon substantial completion. In some instances the draw schedule will be modified to suit installation conditions. E.g. if we are substantially complete but waiting on a trade or contractor not under our control we may invoice 20% at that time and final 5% once the trade or contractor we are waiting on completes to allow us to complete our work.

The above specifications, costs, and terms are hereby accepted.

DEBRA HINES

DATE



Estimate

Date: Sept, 18 2024 **Rev. 0**

Estimate #: E09182024-01
Expiration Date: 10/18/2024

SITE: **City of Woodcreek**
 Woodcreek, TX 78676

CUSTOMER: **Debra Hines**
 Cell: (512)461-4363
debra.hines@woodcreektx.gov

General System Specifications

PROJECT

Catchment Area; 1,200 sq. ft. Potential Harvest per 1" rain; 720 gallons, Annual; 23,040 gallons

Design & installation of a Non-potable Rainwater Harvesting System with an above grade poly storage tank - 2,500 gallons

Item	Qty/Ft	Description	Price Per	Sub-Total
1	1	Design & Site Plan documentation: Includes site layout, description of sub-systems, maintenance instructions & 1st maintenance cycle with training.	\$750	\$750
2	95	K-style 6" gutters: a. Remove existing gutters, b. Generate & install gutters with slope toward downspouts.	\$15	\$1,425
3	95	Pre-filtration - 6" stainless steel mesh guards; Install Gutter Glove - LeafBlaster Pro medical stainless steel mesh guards 25 year warranty	\$15	\$1,425
4	5	Downspouts; 3" schedule 40 PVC pipe & components. a. Install each 3" PVC downspouts assembly. Does not include painting!	\$300	\$1,500
5	90	Wet Trunkline - above grade (side of building) & around back!; composed of 3 & 4" PVC schedule 40 pipe connects into storage tank, includes; includes 1 2" valve clean-out. Does not include painting!	\$20	\$1,800
6	1	Tank Pad; Concrete ~ Up to 20" high X 10' diameter pad	\$4,500	\$4,500
7	2	Enduraplas 2,500 gallon poly water tank; Fitted with 16" top lid, 1 each 2" top outlet, 1 each 2" bottom outlet, 3 or 4" Overflow. Size: 8.5' diameter x 9.41' side wall. Install & secured onto Pad above. Usable Gallons	~ 2,400	\$4,850
8	1	Pump HQ-400H Walrus, 3/4 hp, 110V, 12gpm @ 55 psi, with 1 yr. Warranty. this system is portable pump system that will need an extension chord.	\$850	\$850
A	1	Distribution to garden; Customer will need a water hose to water garden, etc. a. Spigot will be fitted to pump!	\$0	\$0
			Total	\$17,100

This is a estimate on the items listed above, subject to following exclusions;

- * Pump enclosure, * Permitting processes & Fees, * Work plans & Instructions * Aeration System
- * Electrical Work, * Digging / ditching, * Distribution of water beyond pump

 This estimate is valid for 30 days and may require revision until more details can be supplied and specified.

Wimberley, TX 78676 | (512) 376-0097 | tony@RainyDaySystems.com | www.RainyDaySystems.com

TYPICAL TANK DETAILS



DATE:	9/16/2024
TO:	City of Woodcreek City Council Members
FROM:	Linnea Bailey, Council Member
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Discuss and take action to direct Freeland Turk to study the current Ordinance Chapter 92 with respect to requirements for contractors who alter the condition of our roads and rights-of-way and recommend revised language for that ordinance chapter that will help protect the integrity of our roads and rights-of-way.

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

*Click [HERE](#) To Select The Beginning of Your Agenda Item From the Drop-Down List

Discuss and take action to direct Freeland Turk to study the current Ordinance Chapter 92 with respect to requirements for contractors who alter the condition of our roads and rights-of-way and recommend revised language for that ordinance chapter that will help protect the integrity of our roads and rights-of-way.

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

The current ordinance Chapter 92 requires contractors who need to cut through our roads to repair them “to as good or better condition than such street, right-of-way or other property was prior to such excavation.” Even if a contractor uses a similar material the quality of the roadway will suffer unless the road is repaired to a higher standard.

STATE YOUR INTENDED MOTION:

“I move that the City Council discuss and take action to direct Freeland Turk to study the current Ordinance Chapter 92 with respect to requirements for contractors who alter the condition of our roads and rights-of-way and recommend revised language for that ordinance chapter that will help protect the integrity of our roads and rights-of-way. *(Copy Text From First Table Field)*

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

FISCAL IMPACT:

N / A from budgeted engineering account.

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

1.

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

DATE:	9/16/2024
TO:	City of Woodcreek City Council Members
FROM:	Linnea Bailey, Council Member
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Schedule a Town Hall meeting with Wimberley VFW Post 6441 to obtain input from citizens on drainage issues faced since the repaving of the streets a year ago, with Freeland Turk facilitating the discussion.

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

Discuss and Take Appropriate Action Schedule a Town Hall meeting with Wimberley VFW Post 6441 to obtain input from citizens on drainage issues faced since the repaving of the streets a year ago, with Freeland Turk facilitating the discussion.

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

Background: Two years ago, we held a Town Hall meeting to collect input on a number of topics related to the comprehensive plan. One topic not discussed was how heavy rains impact the drainage of specific neighborhoods. There are several neighborhoods with major drainage issues and the Town Hall would give citizens of those neighborhoods an opportunity to discuss the impact of those weather events.

S

STATE YOUR INTENDED MOTION:

"I move that the City Council schedule a Town Hall meeting with Wimberley VFW Post 6441 to obtain input from citizens on drainage issues faced since the repaving of the streets a year ago, with Freeland Turk facilitating the discussion. *(Copy Text From First Table Field)*

FISCAL IMPACT:

N / A Cost to be determined. Allocated from budgeted engineering

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

1.

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

DATE:	9/16/2024*Click HERE To Select A Date From The Calendar
TO:	City of Woodcreek City Council Members
FROM:	Krista Richardson, Council Member
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Discuss and Take Possible Action on Approving the Tree Board to Purchase Supplies for the November Tree Give-Away in the Amount of \$300.

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

Discuss and Take Appropriate Action

On approving the Tree Board to purchase supplies for the November Tree Give-Away in the amount of \$300.

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

The Tree Board is hosting a Tree Give-Away in conjunction with the Parks & Rec Board on November 9th, 2024. They are requesting the approval of \$300 to purchase yard signs and educational materials as well as coffee and pastries for residents to enjoy on the day of the event. This money will come out of the Tree Board's 2024-2025 FY budget line item 10-10-5217.

STATE YOUR INTENDED MOTION:

"I move..... *(Copy Text From First Table Field)*

I move that Council should discuss and take possible action on approving the Tree Board to purchase supplies for the November Tree Give-Away in the amount of \$300.

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

**Mayoral, Staff or City Council Member
Agenda Item Submission**

FISCAL IMPACT:

The Estimated Dollar Amount is: \$300

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

N/A

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

**Mayoral, Staff or City Council Member
 Agenda Item Submission**

DATE:	9/16/2024*Click HERE To Select A Date From The Calendar
TO:	City of Woodcreek City Council Members
FROM:	Krista Richardson, Council Member
TITLE / SUBJECT of REQUESTED AGENDA ITEM: <i>(Re-Typed From Below)</i>	Discuss and Take Possible Action on Approving the Tree Board to Purchase Saplings for Planting on City Property in the Amount of \$400.

TITLE / SUBJECT of REQUESTED AGENDA ITEM:

Discuss and Take Appropriate Action

On approving the Tree Board to purchase saplings for planting on City property in the amount of \$400.

BRIEF SUMMARY / BACKGROUND of REQUESTED AGENDA ITEM: (3-4 sentences, max):

The Tree Board would like to purchase approximately 40 tree saplings for planting around the City of Woodcreek. Each sapling costs approximately \$10, and we will get an assortment of tree species including Bald Cypress, Cedar Elm, and Hackberry. Some of the saplings will be planted in the Community Garden in a designated “tree nursery” until they reach the juvenile stage. Other saplings will be planted on City property, including the islands on Brookmeadow. This money will come out of the Tree Board’s 2023-2024 FY budget line item 10-10-5217.

STATE YOUR INTENDED MOTION:

“I move..... *(Copy Text From First Table Field)*

I move that Council should discuss and take possible action on approving the Tree Board to purchase saplings for planting on City property in the amount of \$400.

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney

**Mayoral, Staff or City Council Member
Agenda Item Submission**

FISCAL IMPACT:

The Estimated Dollar Amount is: \$400

LIST ATTACHMENTS: (In the Order that you want them under your Agenda Item)

N/A

PREPARED BY: Suzanne J. Mac Kenzie, City Secretary

Reviewed by: City Manager, Mayor, Mayor Pro Tem, and City Attorney
