

Hunters Crossing Local Government Corporation
Meeting Agenda
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800



April 26, 2017 at 6:00 P.M.

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


As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

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

1. **Call to Order**
2. **Public Comments. [Note: Persons may address the Board on any issue not otherwise listed on this Agenda. Please observe the time limit of three (3) minutes for general public comments. In accordance with the State of Texas Open Meetings Act, the Board cannot undertake discussion or take any action on Public Comments received at the meeting, but can: (1) recite Board/City policy on the points raised and/or (2) place items on an upcoming agenda for both discussion and action at that upcoming meeting.]**
3. **Consider action on the nomination and election of President for the Hunters Crossing Local Government Corporation Public Improvement District Board.**
4. **Consider action to approve minutes from the January 25, 2017 meeting.**
5. **Consider action on the annual financial report and Required Communication with Governance Letter for the year ended September 30, 2016, for Hunters Crossing Local Government Corporation.**
6. **Presentation of the unaudited Quarterly Financial Summary reports for the period ending March 31, 2017.**

7. **Informational update to Board, by President, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.**
8. **Consider action related to the conveyance from Forestar to the Hunters Crossing Local Government Corporation of the drainage, trails, and other common areas.**
9. **Consider action to approve a construction contract for the Hunters Crossing Drainage Improvements Project to TCB Construction in the amount of \$85,990.00.**
10. **Consider action related to the maintenance of fences in the Hunters Crossing Subdivision.**
11. **Invitation for input from Board members related to issues for possible inclusion on future agendas.**
12. **Consider action to confirm the time and date for the next quarterly meeting of the Hunters Crossing Local Government Corporation.**
13. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, April 21, 2017 at 2:20 p.m. and remained posted for at least two hours after said meeting was convened.



Tracy Waldron, Chief Financial Officer



STAFF REPORT

MEETING DATE: 4/26/17

AGENDA ITEM: 3

TITLE:

Consider action on the nomination and election of President for the Hunters Crossing Local Government Corporation Public Improvement District Board.

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:

With the departure of former Interim City Manager Marvin Townsend, the President position is vacant and requires nomination and election.

POLICY EXPLANATION:

Article III, Sections 1 and 2 of the Corporation's Bylaws require that a vacancy in the office of any officer be filled by the Board of Directors. The President shall preside at all meetings of the Board of Directors.

FUNDING SOURCE:

RECOMMENDATION:

Consider action on the nomination and election of President for the Hunters Crossing Local Government Corporation Public Improvement District Board.

ATTACHMENTS:



STAFF REPORT

MEETING DATE: 4/26/17

AGENDA ITEM: 4

TITLE:

Consider action to approve minutes from the January 25, 2017 meeting.

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:

N/A

POLICY EXPLANATION:

Section 551.021 of the Government Code provides as follows:

- (a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.
- (b) The minutes must:
 1. State the subject of each deliberation; and
 2. Indicate the vote, order, decision, or other action taken.

FUNDING SOURCE:

N/A

RECOMMENDATION:

Approve, amend, or correct the minutes of the January 25, 2017 Hunters Crossing Local Government Corporation.

ATTACHMENTS:

- January 25, 2017 DRAFT Hunters Crossing Local Government Corporation Meeting Minutes

**HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION
MINUTES**

January 25, 2017, 6:00 PM

The Hunters Crossing Local Government Corporation Board met on January 25, 2017, at Bastrop City Hall located at 1311 Chestnut Street, Bastrop, Texas. Board members in attendance were Marvin Townsend, Brian Rider, Carolyn Smith, Brandon Johnson, and James Kershaw. Also in attendance were Ryan Gray, Trey Job, Tracy Waldron, and Wesley Brandon. Bill Peterson was absent.

Members of the public in attendance were Bastrop County Commissioner Precinct 1, Mel Hamner, Anabell Guerrero, Michelle Dodson (Vice President of Hunters Crossing HOA), Kyle Hammock, Jenifer Hammock, and Lyle Nelson.

1. Call Meeting to Order.

Board Chair Marvin Townsend called the meeting to order at 6:00 PM with a quorum being present.

2. Public Comments.

There were no public comments.

3. Approval of meeting minutes of September 28, 2016.

Brandon Johnson made the motion to approve the minutes as presented. Seconded by James Kershaw and carried unanimously.

4. Consideration, discussion and possible action on acceptance of the unaudited Quarterly Financial Summary reports for the period ending December 31, 2016.

Chief Financial Officer Tracy Waldron presented the Quarterly Finance Summary for the period ending December 31, 2016. Ms. Waldron explained that the main portion of the revenue is received in December and January. Mr. Rider inquired when Bastrop County provides a report related to the taxes received for Hunters Crossing properties. Ms. Waldron explained that deposits are credited each day. However, monthly reports are provided in addition to these daily deposits. The report presented shows all deposits through 12/31/2016.

Ms. Waldron explained the miscellaneous projects expense is related to the amount put in for the proposed drainage issues. Everything else in the report is about as would be expected for this period in the fiscal year.

Carolyn Smith made the motion to accept the unaudited Quarterly Financial Summary reports as presented. Seconded by James Kershaw and carried unanimously.

5. Consideration, discussion and possible action on the presentation of a Drainage Report related to Hunters Crossing, as prepared by LGA Engineering, and acknowledgment of the Report by the Hunters Crossing Local Government Corporation Board.

Director of Public Works Trey Job presented a power point presentation of the Drainage Report from LGA Engineering. Mr. Job also advised the report will be available online. Mr. Townsend cautioned that the report is very technical in nature and is about 50 pages long. Mr. Job handed out copies of maps related to the report that were a portion of the power point presentation. Mr. Job called to everyone's attention "Exhibit 1" which is the map of the overall drainage areas, including the elevation and contour.

Mr. Job reminded everyone that the main actions focused on by the report were to: clean and clear debris; regrade the drain; and install energy decipitators to prevent the erosion. The ponds were actually found to not need much work, other than on the outfall structures. A few aprons may need to be poured.

Mr. Job explained the various areas and labeling of the map.

The work timeline presented by Mr. Job includes construction projected to begin February 23, 2017, with clean-up and maintenance by the City (Channel A/SP1) including removing sediment and the existing temporary rock berm. The work is expected to last for approximately three months, although it may not be that long depending on weather and other factors. There are about six steps for the clean-up of the overall area.

Mr. Rider inquired how much sediment needs to be removed. Mr. Job stated there is quite a bit of sediment, possibly a foot in some places. This is a result of debris, dirt, rock and other materials that may have filtered down from storms, construction, and other events. Channel A is the one that leads back into the detention pond. The majority of the work involves cleaning up the sediment and debris in the Channel that is not making its way to the detention pond. Mr. Job explained that in the cleaning process they will be working at the outflow and working their way back up hill.

Mr. Job advised the report indicated an area of “nuisance” which is the incomplete portion of Hunters Point Drive that is not built. It is located at the dead end where the barricades are placed and holds quite a bit of water. Mr. Townsend asked if these areas have been cleared before or if heavy duty maintenance has been required in the same areas. Commissioner Mel Hamner said that there were several unprecedented flooding events this year that contributed to the large buildup of debris. Mr. Job said he could not recall anything like it since around 2010. Mr. Job displayed Exhibit “2” which shows that a curb will be notched (next to the barricades) to help drain water out. Commissioner Hamner questioned whether the pond needs to be deepened to hold more water. Mr. Job stressed that the area being described is not a detention pond; it’s just an area that holds water.

Mr. Job said that Exhibit “3” shows that the berm will be built up some to redirect the drainage. The berm is supposed to slow down the flow of drainage and make its way into the area inlet. City Engineer Wesley Brandon explained the directional point of reference the Exhibit is showing.

The various areas that had recently experienced flooding were discussed (i.e. Outfitter). Mr. Brandon explained that a part of the cause was the pipes and channels were not operating at the full capacity and causing water back-up into the streets. Mr. Job said sediment and debris needs to be cleared. Grass growing and grass clippings can also cause back-up in the ditches and culverts.

Mr. Job displayed “Exhibit 4”, and explained it’s proposed to give the water a quicker way out into the channel to reduce the street flooding (Trapper Trail and Outfitter). Mr. Brandon explained that this would likely include removal of sidewalk and regrading to allow for the path of water.

Ms. Smith inquired about the planned apartments’ drainage. Some homeowners are concerned that covering the land with apartment will lead to the water being diverted towards them. Mr. Brandon said the drainage was planned and incorporated with the apartment construction in mind relative to the Hunters Crossing subdivision. Some verification will be done to be sure the drainage system will still work as designed with the apartment complex. Ms. Smith inquired how much land is being used for the project and Mr. Brandon advised it is 12 acres.

Mr. Rider said he thinks that the subdivision is basically completed for single family dwellings but more commercial development is likely. He inquired whether the debris causing the back-up is mainly a result of the previous home construction, road construction, or run-off other properties. Mr. Job said that while many things contribute to the debris buildup, the construction of the last sections of home construction was probably the largest contributor. However, the buildup has also occurred over the course of many years since it was done the last time.

Ms. Smith inquired whether there was anything that could be put in the drainage and detention areas that would slow or inhibit the growth of vegetation. Mr. Job and Mr. Brandon said there are some very specific things that can be done, but are fairly expensive. Mr. Job said that caution has to be taken in

how the areas receiving the runoff are impacted (i.e. Colorado River). The use of typical herbicides will not be an option.

Ms. Smith mentioned that she feels the bridge at Pronghorn was not installed properly and water sits underneath promoting an increase in mosquitos. She inquired whether the area would be cleared. Mr. Job said that is going to be done as the work continues.

Mr. Townsend cautioned that there is no cost estimate for the work at this time. Mr. Job said that he feels that staying within the current budgeted funding should not be a problem. This is more of a labor intensive project rather than cost intensive. Naturally, the end cost is still to be determined.

Commissioner Hamner inquired where the project will end. Mr. Job said they will stop at the outfall of the ditch. Commissioner Hamner asked whether he will need to pick up from that point. Mr. Job said that would be helpful and Mr. Hamner said he would need to look into the matter and his ability to do so. Mr. Job and Commissioner Hamner agreed they needed to meet to discuss joint issues in the future.

Jenifer Compton Hammock, property owner, spoke related to the flooding on her property in the area of Highway 304. She asked whether channel C will be cleaned out all the way. Mr. Hammock added that in this area, it is uphill and obviously the water doesn't naturally run that way. He feels that the main drain outlet is his property (third house on right). They have lived on the property for many years but have experienced 8 floods and now cannot live in the home. They are concerned the water will get there faster and have been made a drainage ditch essentially. Commissioner Hamner said that he will be working with FEMA related to this and other matters and can meet with the Hammocks related to the matter.

Mr. Job inquired whether the water tends to recede quickly. He feels that sediment may have headed down to the area and impacted the porosity of the area. Access to the area will be needed to remedy the problem. Mr. Hammock inquired if a ditch will need to be dug on the property. Mr. Job and Commissioner Hamner said that they don't know exactly what would need to be done at this time. Commissioner Hamner offered to meet with the Hammocks and discuss their concerns.

Mr. Job stated that approximately \$14,000 is needed for well repairs.

Kyle Hammock, property owner, spoke about the Lowe's development and the channel under Highway 71. He inquired why the current drainage project is starting where it is, rather than in the area where the flooding is actually occurring. Mr. Job said that the intention is to do the whole area and that was simply the starting point he chose. Mr. Job said that a gradall has been purchased and the work can begin on the City's part.

Mr. Townsend, Mr. Job, and Mr. Brandon stressed that this work will definitely help the current concerns but warned that any extreme weather event could cause problems. Obstructions that occur downstream could also cause issues.

Ms. Smith inquired whether the brush that exists in the Bluebonnet Electric easement will be removed and if there is any concern in doing so. Mr. Job said that it would be necessary to talk to Bluebonnet first. Brandon Smith, who is employed by Bluebonnet, said the only thing that Bluebonnet does (to his knowledge) is tree trimming in that area.

Ms. Smith inquired about the size of the drainpipe (culvert) on Outfitter and whether it is adequate. Mr. Brandon said that the problem has been the intensity of the storms the area experienced combined with the backup. The work proposed to be done should help avoid as much build-up of water.

Mr. Townsend and Mr. Brandon discussed detention ponds and streets and why their design is important. Mr. Brandon said that detention ponds are intended to slow down the water. The detention

ponds are designed for 100-year floods, streets are designed for a 25-year flood. Mr. Job stated that is a typical standard, and if a stricter standard is desirable, it would need to be put in place at the development stage.

Mr. Townsend summarized the discussion by stating that a large amount of work is being done that will improve the current drainage situation to get the water out of the streets and away from the houses faster. Mr. Townsend added that the effectiveness of the detention ponds will be addressed also. Ms. Smith expressed her appreciation that some effort is being done to remedy the problem.

6. Informational update to Board, by Chair, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.

No additional updates were presented.

7. Invitation for input from Board members related to issues for possible inclusion on future agendas.

Items to be considered for possible inclusion are a progress report on the drainage, the audit (including annual distribution of capital funds), and the future conveyance of the drainage, trails, and other common areas to the Hunters Crossing Local Government Corporation. Mr. Townsend requested that information about the conveyance be provided to him in advance of the next meeting.

8. Consideration, discussion, and possible action to confirm the time and date for the next quarterly meeting of the Hunters Crossing Local Government Corporation.

Brian Rider made the motion to set the next meeting date and time for March 22, 2017 at 6:00 PM. Seconded by Brandon Johnson and carried unanimously.

9. Consideration, discussion, and possible action related to the conveyance from Forestar to the Hunters Crossing Local Government Corporation of the drainage, trails, and other common areas.

Mr. Rider passed out documents related to the agenda item. He explained that approximately six to eight months prior, a full presentation had been done on this matter. The ordinance creating the Hunters Crossing Local Government Corporation PID and the service plan provides for the conveyance of the drainage, parks and trails (once developed) to the LGC. Finally, when the Board is dissolved in later years, the areas will be conveyed to the City.

Mr. Rider said the areas (drainage; walking trails; pocket park; park/pavilion area of pool; sidewalks) have been submitted to the City by metes and bounds to the City Attorney. It is past time to complete the conveyance, according to the agreement, and the developers are prepared to move forward. Mr. Brandon said he has a copy of the back-up showing how the areas are defined. Ms. Waldron asked if a written request has been provided requesting the conveyance. Mr. Rider said that he thought that hadn't been done but Mr. Brandon thought something may have been submitted to former City Attorney, J. C. Brown.

Ms. Smith confirmed that the homeowners own the area from the curb to the fence on Hunter's Point. She questioned who would take care of the area once conveyed and the PID dissolved. Mr. Johnson said that he had been told previously that it would transfer to the City. Mr. Townsend asked that the matter be placed on the agenda to determine who will maintain this right-of-way.

10. Adjourn.

Jim Kershaw made the motion to adjourn the meeting at 7:09 PM. Seconded by Brian Rider and carried unanimously.

APPROVED:

ATTEST:

Lynda Humble, Board President

Brandon Johnson, Board Secretary

DRAFT



STAFF REPORT

MEETING DATE: 4/26/17

AGENDA ITEM: 5

TITLE:

Consider action on the annual financial report and Required Communication with Governance Letter for the year ended September 30, 2016, for Hunters Crossing Local Government Corporation.

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:

Presentation of the Hunters Crossing Local Government Corporation audited financial statements as of September 30, 2016 from City auditors Pattillo, Brown & Hill, LLP.

POLICY EXPLANATION:

Article IV, Section 7 of the Corporation's Bylaws requires an audit of the Corporation's financial affairs be performed annually.

FUNDING SOURCE:

N/A

RECOMMENDATION:

Consider action on the annual financial report and Required Communication with Governance Letter for the year ended September 30, 2016, for Hunters Crossing Local Government Corporation

ATTACHMENTS:

- Annual financial report and Required Communication with Governance Letter
(to be distributed at meeting)



STAFF REPORT

MEETING DATE: 4/26/17

AGENDA ITEM: 6

TITLE:

Presentation of the unaudited Quarterly Financial Summary reports for the period ending March 31, 2017.

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:

N/A

POLICY EXPLANATION:

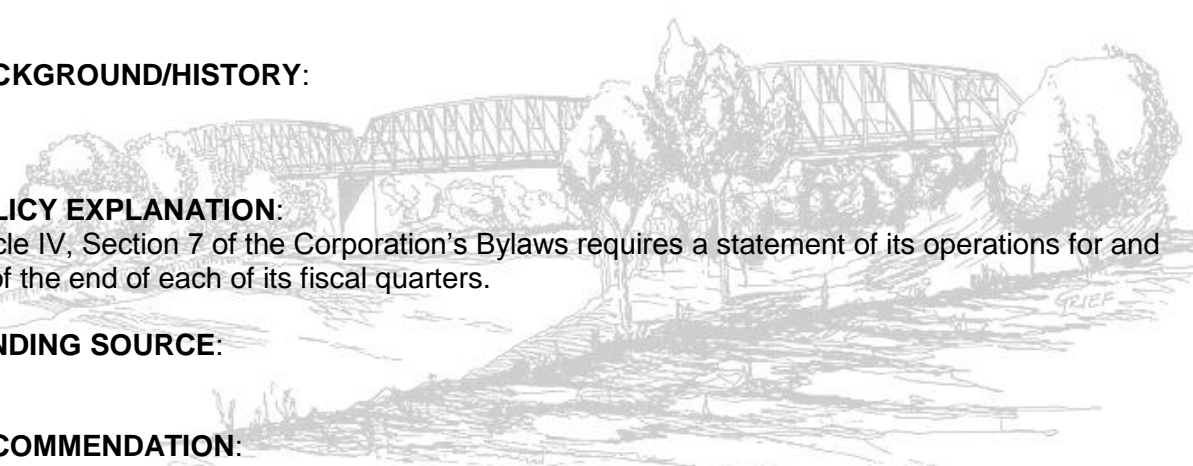
Article IV, Section 7 of the Corporation's Bylaws requires a statement of its operations for and as of the end of each of its fiscal quarters.

FUNDING SOURCE:

RECOMMENDATION:

ATTACHMENTS:

- Quarterly Financial Summary reports for the period ending March 31, 2017.



CITY OF BASTROP, TEXAS
LGC PID FINANCIAL SUMMARY
03/31/2017

AD VALOREM REVENUE	FY16-17			Assessment Amount and Description
	Budget	Actual	Proposed	
M&O Funds				
Commercial - Current - M&O	\$ 37,881	\$ 27,781	\$ -	\$ 0.0317 per square foot
Commercial - Flat - Current - M&O	\$ 14,348	\$ 14,348	\$ -	HXC 1, Lot1
Multifamily-M&O	\$ 17,400	\$ 17,400	\$ -	\$ 0.0317 per square foot *
Single Family - Flat - Current - M&O	\$ 11,279	\$ 11,479	\$ -	\$ 23.16 per lot
Single Family - Flat - Delinquent - M&O	\$ 500	\$ 26	\$ -	
Penalty and Interest - M&O	\$ 250	\$ 82	\$ -	
Prorated PID Fees- M&O	\$ -	\$ -	\$ -	
Interest Income	\$ 525	\$ 549	\$ -	
TOTAL M&O FUNDS RECEIVED:	\$ 82,183	\$ 71,665	\$ -	
Capital Funds				
Commercial - Current - Capital	\$ 84,844	\$ 62,221	\$ -	\$ 0.0710 per squarefoot **
Multifamily-Capital	\$ 37,325	\$ 37,325	\$ -	\$ 0.0680 per squarefoot **
Single Family - Flat - Current - Capital	\$ 155,353	\$ 158,077	\$ -	\$ 319 per lot ***
Single Family - Flat - Delinquent - Capital	\$ 2,200	\$ 265	\$ -	
Penalty and Interest - Capital	\$ 650	\$ 239	\$ -	
Prorated PID Fees - Capital	\$ -	\$ -	\$ -	
Interest Income	\$ 375	\$ 680	\$ -	
TOTAL CIP FUNDS RECEIVED:	\$ 280,747	\$ 258,807	\$ -	
TOTAL AD VALOREM TAXES	\$ 362,930	\$ 330,472	\$ -	

* FY 17 Reduced Multifamily from \$.056 per sq. foot to \$.0317.

** Provided by Hunters Crossing Public Improvement District Service and Assessment Plan. Amount represents no increase.

*** Provided by Hunters Crossing Public Improvement District Service and Assessment Plan(page 46). Amount Increased from \$301 to \$319

EXPENSES

Maintenance & Repairs

Irrigation	\$ 10,000	\$ 3,765	\$ -
Miscellaneous Repairs	\$ 5,000	\$ 105	\$ -
Miscellaneous Projects*	\$ 80,000	\$ 18,557	\$ -
Total Maintenance & Repairs	\$ 95,000	\$ 22,428	\$ -

Contractual Services

Mowing Services	\$ 41,000	\$ 20,307	\$ -
Maintenance Services	\$ 20,000	\$ 9,526	\$ -
Security Services	\$ -	\$ -	\$ -
Professional Services/ Audit	\$ 6,000	\$ 5,700	\$ -
Property Tax Fees	\$ 1,500	\$ 1,125	\$ -
Total Contractual Services:	\$ 68,500	\$ 36,658	\$ -

Occupancy

Utilities	\$ 5,500	\$ 4,773	\$ -
Well User Fees	\$ 750	\$ 382	\$ -
Total Occupancy:	\$ 6,250	\$ 5,155	\$ -

Miscellaneous & Other

Miscellaneous Expenses	\$ 500	\$ 123	\$ -
Reimbursement to Developer	\$ 285,000	\$ -	\$ -
	\$ 285,500	\$ 123	\$ -
	\$ 455,250	\$ 64,364	\$ -

*This category includes drainage work to be performed

CITY OF BASTROP, TEXAS
LGC PID FUND BALANCE SUMMARY
03/31/2017

Maintenance & Operation Funds

09-30-2015 Audited Beginning Balance M&O		\$	151,457	
Revenue		\$	64,455	
Expenses		\$	(93,059)	
Net		<u>\$</u>	<u>(28,604)</u>	
09-30-2016 Audited Ending M&O Balance		\$	122,853	
Revenues		\$	82,183	
Budgeted Expenses		\$	(170,250)	
Net		<u>\$</u>	<u>(88,067)</u>	
09/30/2017 Proposed Ending M&O Balance		<u>\$</u>	<u>34,786</u>	

Percentage of Fund Balance 20.4%

Capital Funds

09-30-2015 Audited Beginning Capital Balance		\$	36,435	
Revenue		\$	234,507	\$ 187,892
Expenses		\$	(261,000)	
Net		<u>\$</u>	<u>(26,493)</u>	
09-30-2016 Audited Ending Capital Balance		\$	9,942	
Revenues		\$	280,747	\$ 132,794
Budgeted Expenses		\$	(285,000)	
Net		<u>\$</u>	<u>(4,253)</u>	
09/30/2017 Proposed Ending Capital Balance		<u>\$</u>	<u>5,689</u>	



STAFF REPORT

MEETING DATE: 4/26/17

AGENDA ITEM: 8

TITLE:

Consider action related to the conveyance from Forestar to the Hunters Crossing Local Government Corporation of the drainage, trails, and other common areas.

STAFF REPRESENTATIVE:

Trey Job, Director of Public Works
Wesley Brandon, City Engineer

BACKGROUND/HISTORY:

The Development and Reimbursement Agreement between the City, Hunter's Crossing Local Government Corporation and Sabine Investment Co. (Developer) states in Article III 3.02 Upon completion of the improvements related to portions of the Project described in the Service Plan as storm water drainage and detention, landscaping, fencing, irrigation system, entry signage features, monuments, lighting, hike and bike trail system and Hunter's Crossing Park...title to such improvements will be transferred by Developer to the Corporation.

POLICY EXPLANATION:

FUNDING SOURCE:

RECOMMENDATION:

That the Board direct the City Manager and staff to come up with a checklist for the items to be conveyed and perform an inspection.

ATTACHMENTS:



STAFF REPORT

TITLE:

Consider action to approve a construction contract for the Hunters Crossing Drainage Improvements Project to TCB Construction in the amount of \$85,990.00.

STAFF REPRESENTATIVE:

Wesley Brandon, Director of Planning and Engineering

BACKGROUND/HISTORY:

At the previous meeting held on January 25, 2017, the Board was presented with a report from LJA Engineering that identified several areas within Hunters Crossing in need of repairs and maintenance to improve the efficiency of the drainage system. The project was advertised for bids in the Bastrop Advertiser. A bid opening was held on April 4, 2017 at City Hall.

Staff received the following four bids at the time of opening:

TCB Construction, LLC	\$85,990.00
Boretex, LLC	\$149,638.00
Lowden Excavating, Inc.	\$101,540.80
CRU, LTD	\$318,457.10

After reviewing all submitted bids, TCB Construction, LLC was the lowest responsible bidder.

FUNDING SOURCE:

Funding for the project will be paid from the operating budget of the Hunters Crossing Local Government Corporation.

RECOMMENDATION:

Staff recommends awarding the construction contract to TCB Construction, LLC in the amount of \$85,990.00. Staff contacted references for a similar project, and TCB Construction received a positive recommendation.

ATTACHMENTS:

- Scope of Work
- Bid Tabulation
- Project Location Map

HUNTERS CROSSING DRAINAGE IMPROVEMENTS SCOPE OF WORK

March 13, 2017

1. Project Background and Description

The City of Bastrop and Hunters Crossing Local Government Corporation have identified several locations within the Hunters Crossing Subdivision drainage system in need of repairs, maintenance, and minor structural improvements. Listed below is a description of the work, broken down by "Study Point" area. Reference Exhibit 1 for locations and limits of each area.

2. Project Scope

The project boundaries and major design elements included in this scope of work are defined as follows:

Study Point #2 – Section 3G

- Remove Standing Water, Grade to Drain per Exhibit 2
- Remove Sediment, Trash, Debris
- Install Berm, Trash Interceptor, and Concrete Slope Protection per Exhibit 3

Study Point #3 – Channel 'C'

- Remove Sediment, Trash, Debris
- Re-Grade to Plan Conditions
- Install Rock Riprap (D50=12") at 36" culverts and Box Culvert – Up to 40 Cubic Yards
- Install Concrete Apron at 48" Culvert – Up to 20 Square Yards

Study Point #4 – Trapper Trail and Outfitter Drive

- Install Overflow Swale w/ Concrete Sidewalk per Exhibit 4

Study Point #5 – Home Depot Drive Culvert

- Remove Trash, Debris
- Remove Sediment, Re-Grade
- Install Concrete Apron at Downstream Outfall – Up to 45 Square Yards

Study Point #6 – Detention Pond

- Remove Trash, Debris
- Install Rock Rip-Rap (D50=12") at Culvert Outfalls – Up to 75 Cubic Yards

3. General Notes

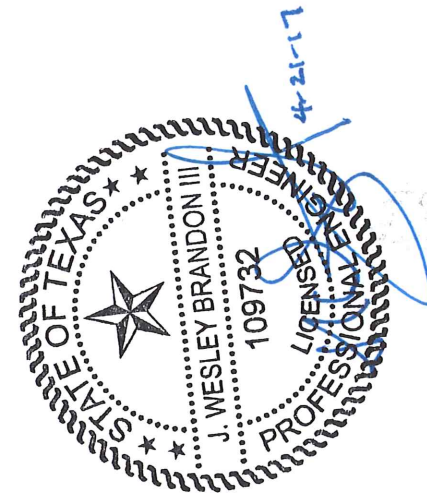
1. Grading to elevations noted in approved subdivision plans, unless otherwise directed by Engineer.
2. Contractor is responsible for the proper disposal of all material, trash, and debris removed from each work area. Excavated fill material may be used to other areas if deemed suitable by Engineer.
3. Contractor shall notify Engineer of material disposal location. If the location is within the Bastrop city limits, additional information (e.g. grading plan) may be required.

4. Erosion control and stabilization is incidental to each work item. Roll-type soil retention blanket (selected from TxDOT approved products list) shall be installed within channels and on slopes greater than 6:1. Hydromulch or other approved material may be used in other areas.

**BID TABULATION
HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION
HUNTERS CROSSING DRAINAGE IMPROVEMENTS PROJECT
BID DATE: APRIL 4, 2017**

Item No.	Description	Unit	Quantity	TCB CONSTRUCTION LLC		BORETEX LLC		LOWDEN EXCAVATING, INC.		CRU, LTD.		
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	
BASE BID												
1	SP-2 SECTION 3G	LS	1	\$ 20,485.00	\$ 20,485.00	\$ 24,448.00	\$ 24,448.00	\$ 21,400.00	\$ 21,400.00	\$ 107,298.60	\$ 107,298.60	
2	SP-3 CHANNEL 'C'	LS	1	\$ 15,959.00	\$ 15,959.00	\$ 41,200.00	\$ 41,200.00	\$ 11,746.80	\$ 11,746.80	\$ 62,207.30	\$ 62,207.30	
3	SP-4 TRAPPER TRAIL AND OUTFITTER DRIVE	LS	1	\$ 13,318.00	\$ 13,318.00	\$ 31,400.00	\$ 31,400.00	\$ 17,868.00	\$ 17,868.00	\$ 44,657.40	\$ 44,657.40	
4	SP-5 HOME DEPOT DRIVE CULVERT	LS	1	\$ 13,996.00	\$ 13,996.00	\$ 16,840.00	\$ 16,840.00	\$ 15,300.00	\$ 15,300.00	\$ 54,487.00	\$ 54,487.00	
5	SP-6 DETENTION POND	LS	1	\$ 11,733.00	\$ 11,733.00	\$ 23,600.00	\$ 23,600.00	\$ 14,280.00	\$ 14,280.00	\$ 27,288.80	\$ 27,288.80	
6	ADDITIONAL ROCK RIP-RAP	CY	30	\$ 125.00	\$ 3,750.00	\$ 135.00	\$ 4,050.00	\$ 239.20	\$ 7,176.00	\$ 177.90	\$ 5,337.00	
7	ADDITIONAL CONCRETE	CY	30	\$ 225.00	\$ 6,750.00	\$ 270.00	\$ 8,100.00	\$ 459.00	\$ 13,770.00	\$ 572.70	\$ 17,181.00	
TOTAL AMOUNT BID					\$ 85,991.00		\$ 149,638.00		\$ 101,540.80		\$ 318,457.10	

Note: **RED** cells denote math error corrected as part of tabulation process.





STAFF REPORT

MEETING DATE: 4/26/17

AGENDA ITEM: 10

TITLE:

Consider action related to the maintenance of fences in the Hunters Crossing Subdivision.

STAFF REPRESENTATIVE:

Tracy Waldron, Chief Financial Officer

BACKGROUND/HISTORY:

Board member Carolyn Smith would like to discuss the current condition of the stain/paint on the subdivision fences and clarify responsibilities related to future replacement and/or repairs of the fences within the PID in the future.

POLICY EXPLANATION:

FUNDING SOURCE:

RECOMMENDATION:

ATTACHMENTS:

