

**RESOLUTION NO. R-2025-194**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS AWARDING A COMMUNITY SUPPORT SERVICE AGREEMENT FOR SERVICES FOR OPERATING, MARKETING AND STAFFING LOST PINES ART CENTER AND PROVIDING PROGRAMS TO CITIZENS AND TOURISTS, AT A COST OF ONE HUNDRED SIXTY-SEVEN THOUSAND NINE HUNDRED FIFTY AND 00/100 DOLLARS (\$167,950.00) AS ATTACHED AS EXHIBIT A; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE AGREEMENT; PROVIDING FOR A REPEALING CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.**

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

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

**WHEREAS,** The City Council recognizes the Lost Pines Art Center as an art and cultural organization; and

**WHEREAS,** The City Council recognizes the Lost Pines Art Center provides regionally and nationally known art exhibits in the Center; and

**WHEREAS,** Chapter 351 of the Tax Code provides the requirements on how HOT funds may be spent; and

**WHEREAS,** The City of Bastrop has been working to leverage HOT funds to attract tourism and strengthen our sales tax base by maximizing our return on investment; and

**WHEREAS,** The Comprehensive Plan places emphasis on enhancing the visitor experience; and

**WHEREAS,** The Comprehensive Plan also states that Bastrop's continued emphasis on cultural arts, historic preservation, and tourism development through coordinated policies will lead to hundreds of millions in economic activity for the region; and

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

**SECTION 1.** That the City Manager is hereby authorized to execute a community support service agreement associated with services associated with operating, marketing, and staffing an art center to the Lost Pines Art Center, at a cost of One Hundred Sixty-Seven Thousand Nine Hundred and Fifty and 00/100 dollars (\$167,950.00) attached as Exhibit A.

**SECTION 2.** That the City Council of the City of Bastrop has found the Lost Pines Art Center as the leading provider in art and culture programs to visitors and residents.

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resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

**SECTION 4.** That this resolution shall take effect immediately from and after its passage, and it is duly resolved.

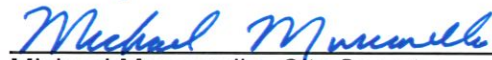
**DULY RESOLVED AND APPROVED** by the City Council of the City of Bastrop this 18<sup>th</sup> day of November 2025.

**CITY OF BASTROP, TEXAS**



Ishmael Harris, Mayor

**ATTEST:**



Michael Muscarello, City Secretary

**APPROVED AS TO FORM:**



Denton Navarro Rocha Bernal & Zech, P.C.





## COMMUNITY SERVICES FUNDING AGREEMENT FY 2025 - 2026

This Community Services Grant Funding Agreement ("Agreement") is made by and between the **City of Bastrop, Texas**, a Texas home-rule municipal corporation, ("City"), and Lost Pines Art Center, a Texas non-profit corporation ("Organization"). The City and Organization are also referred to collectively in this Agreement as the "Parties" and singularly as a "Party." The Parties intend that this Agreement will supersede and replace all previously adopted and finalized Agreements in their entirety, if any.

**NOW, IN CONSIDERATION** of the mutual covenants to be performed by the Parties and other valuable consideration hereby acknowledged, therefore, be it mutually agreed as follows:

### 1. SCOPE OF SERVICES

- A. Proposed & Modified Services Plan.** Organization shall utilize the grant funds conveyed herein to provide services to the Bastrop community in accordance with the proposal attached as *Exhibit "A"*, which has been accepted by the City, and as may have been modified in accordance with *Exhibit "C"*.
- B. Staffing.** Organization shall use its best efforts to secure sufficient number of employees and volunteers to accomplish the responsibilities set forth in this Agreement. Organization shall further provide such office space, equipment, supplies and other materials as may be necessary to accomplish the purposes of this Agreement. Organization acknowledges that no personnel engaged by the Organization shall be construed as agents, employees or officers of the City.
- C. Nondiscrimination:** Organization shall provide services under this Agreement free of discrimination or retaliation due to a person's race, ethnicity, nationality, religion, gender, gender identity, sexual orientation, religion, parental status, or marital status. Any restrictions on services based on age, physical ability or mental ability shall be directly relevant to legitimate safety concerns in accordance with written Organization policies and procedures.

## 2. FUNDING

- A. Amount.** The City shall provide to Organization grant funds in an amount up to a sum not to exceed One Hundred Sixty-Seven Thousand and Nine Hundred Fifty and 00/100 dollars (\$167,950.00).
- B. Disbursals.** The City shall remit payment to the Organization of the grant funds due quarterly as an installment.

## 3. ACCOUNTABILITY

- A. Funding Source Identification.** Organization shall prominently include the City of Bastrop on all educational and marketing materials promoting services covered by this Agreement, including (but not limited to) print items, internet posts, and social media. Such materials will also include the line, "Funding for this program was made possible through a grant from the City of Bastrop."
- B. Written Reports.** Organization shall submit to the Community Engagement Director written reports on a quarterly basis describing the status of the services provided under this Agreement. Quarterly reports shall be submitted during the months of January, April, July, and October. Reports shall be public records. The first three reports shall be progress reports, and the fourth report shall be an annual summary. The reports shall include (but are not limited to) the following information:
- C. Services:** a description of the services provided during the preceding quarter; and
- D. Financial Statement:** a financial statement for the reporting period that indicates how the Organization expended grant funds; and
- E. Promotions:** copies of promotional materials distributed.
- (4) Data:** such data as deemed necessary to adequately measure the Organizations impact on increasing visitors to the area and recognition to the city as cultural art destination
- C. Oversight of Expenditures.** Organization shall exercise all reasonable, prudent and diligent efforts to ensure the proper and legal oversight, use, and expenditure of the grant funds conveyed under this Agreement. Organization's failure to use the funds in the manner approved by this Agreement shall void and negate the City's obligation to make any further payments to the Organization under the Agreement.
- D. Comingling.** Organization shall properly segregate grant funds and shall not comeingle grant funds with other financial assets of the Organization.

- E. Accounting Practices.** Organization shall utilize generally accepted bookkeeping and standard accounting practices to maintain complete and accurate financial records of all expenditures of grant funds. Upon the City's request, the Organization shall promptly make the records available for inspection and review at any time during the term of this Agreement.
- F. Audit.** Organization shall have its records and accounts audited annually and shall prepare an annual financial statement based on the audit. Audits and financial statements shall be prepared by a certified public accountant (CPA) who is licensed in Texas or a public accountant who holds a permit to practice from the Texas State Board of Public Accountancy. Audits and financial statements shall be available to the City upon request, and shall be public records
- G. Records Retention.** All reports and records related to grant funds shall be maintained by the Organization and available to the City for a period of at least 3 years of the Effective Date. If there is any dispute regarding these reports or records, the retention period shall be extended in accordance with the City's instructions. To the extent Organization's records regarding services provided under this Agreement are subject to the Texas Public Information Act, Organization agrees to cooperate with any open records requests.
- H. Hotel Occupancy Tax Policy.** Hotel Occupancy Taxes. Organization shall comply with the requirements in Chapter 351 of the Texas Tax Code in the use of hotel occupancy taxes.

#### **4. GENERAL PROVISIONS**

- A. Duration.** This Agreement shall be in effect for fiscal year 2025-2026, which commences October 1<sup>st</sup>, 2025 and ends September 30<sup>th</sup>, 2026 / a term of 1 year (365 days), unless earlier terminated as provided herein.
- B. Suspension of Payments.**
- (1) Misappropriation.** Organization's failure to use the funds in the manner approved by this Agreement, as specified in Exhibit "A", shall be grounds for the City to suspend the remittance of further payments to the Organization under the Agreement.
- (2) Comingling.** Organization's failure to properly segregate grant funds shall be grounds for the City to suspend the remittance of further payments to the Organization under the Agreement.

**(3) Records.** Organization's failure to provide the City with copies of financial records mandated under this Agreement shall be grounds for the City to suspend the remittance of further payments to the Organization under the Agreement.

**(4) Reports.** Organization's failure to timely submit reports mandated under this Agreement shall be grounds for the City to suspend the remittance of further payments to the Organization under the Agreement.

**(5) Notice.** Notice of suspension shall be sent by the City to the Organization with an explanation and opportunity for the Organization to cure the infraction within 30 days.

**(6) Breach.** Failure to remedy the infraction within 30 days shall be grounds for the City to declare the Organization in breach and terminate this Agreement as provided herein.

**C. Termination.** In the event that the Organization fails to abide by any of the terms of this Agreement, the City may terminate the Agreement and any obligations of the City hereunder, as set forth herein, with absolutely no penalty or claim against the City by the Organization. Notice of termination shall negate the City's obligation to remit a scheduled payment (if any). Upon termination for failure to cure the misappropriation of grant funds, Organization is obligated to reimburse the City for all funds misappropriated by the Organization in violation of this Agreement.

**D. Ineligibility for Future Funding.** Organization's failure to remedy the infraction upon receipt of notice this Agreement may render the Organization ineligible for future funding by the City.

**E. Good Standing.** The Organization hereby represents that it is in good standing with the Texas Secretary of State and has no City, County, State, or Federal debts or liens charged against it. Organization shall notify the City of any change in such status within 30 days of Organization's receipt of notification.

**F. Future Appropriations.** Any future grants by the City are conditioned on appropriations by the City Council. The Parties acknowledge that nothing related to this Agreement or the City's stated desire to support the Organization (generally), at the time of execution of this Agreement, may be inferred to indicate that the City will provide any funds in the future. The Organization acknowledges that funding by the City shall be decided on a fiscal year basis and will be determined by the City Council based upon its evaluation of the City's budget and considering all fiscal needs confronting the City, including needs related to the proposed community services.

**G. Notices.** Any notice necessary or appropriate relative to this Agreement shall be effective when deposited in the United States mail, either certified and/or registered mail, postage prepaid and addressed as provided herein. Notices to the City shall be sent to the City's designated staff contact person:

City of Bastrop  
Attn: Michaela Joyce  
1311 Chestnut St.  
Bastrop, Texas 78602

Notices to the Organization shall be sent in accordance with *Exhibit "D"*.

**H. Assignment.** No part of this Agreement may be assigned or delegated without the prior written consent of the other Party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall constitute breach of this Agreement.

**I. Governing Law & Venue.** This Agreement shall be subject to the laws of the State of Texas and the City of Bastrop, Texas. Venue for any disputes arising under this Agreement shall rest solely in Bastrop County.

**J. Indemnity.** Organization agrees to and shall indemnify and hold harmless and defend the City of Bastrop, Texas, its officers, agents, representatives, consultants, and employees from any and all claims, losses, causes of action and damages, suits, and liability for the gross negligence and willful misconduct of Organization, including all expenses of litigation, court costs, and attorney fees, for injury to or death of any person, or from damage to any property, arising from or in connection with the operations of Organization, or its officers, agents and employees, carried out in furtherance of this Agreement.

**K. Insurance.** The Organization shall maintain a comprehensive general liability insurance policy for its operations. The policy shall name City as an additional insured. The Organization shall also maintain insurance on the Organization's personal property, in an amount determined sufficient by the Organization. The Organization shall deliver copies of the insurance policies specified hereunder to the City within 30 days of the Effective Date.

**L. Inclusiveness:** This document represents the entire understanding between the Parties. This Agreement may only be amended in writing with the mutual consent of the Parties.


**M. Severability:** If any sentence, clause or portion of this Agreement is deemed unenforceable by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.


**N. Effective Date.** The City and the Organization make and execute this Agreement to be effective upon the 18 day of November, 2025.

**IN WITNESS, WHEREOF:**


**CITY:**

**ORGANIZATION:**

by:   
Sylvia Carrillo, City Manager  
City of Bastrop  
Date of Execution: 11/18/2025

by:   
Chloe Brevette (Nov 19, 2025 10:31:02 CST)  
Executive Director  
Lost Pines Art Center  
Date of Execution: 11/19/2025

**ATTEST:**

by:   
Michael Muscarello, City Secretary  
City of Bastrop



## ***Exhibit "A"***



### **Lost Pines Art Center 2025-26 Program Schedule**

#### ***Year-Round:***

- **First Weekend:** In collaboration with CAC and Main Street, we are developing our programming for these monthly downtown events. Included will be Art After Dark, and other offerings during the weekend. We work currently with Main Street for such events as Mardi Gras, Bird City Weekend, and Lost Pines Christmas.
- **Art Shows:** We will continue to show current works from our Membership of over 150 artists. We will also continue our curated shows, open to artists from all over Texas. Showing and selling artwork is one way we can pursue our mission of providing opportunities for artists, as well as for the public, who can view and appreciate these works. Our member art shows play a vital role in strengthening the local economy by providing individual artists with direct opportunities to showcase and sell their work. These exhibitions attract both residents and visitors, who in turn support surrounding restaurants, shops, and hotels, contributing to increased economic activity in the city.
- **Classes/Experiences:** We provide unique and accessible workshops for all ages year-round. Our "Experiences" give the public a chance to try something unique in a short, one day session. Experiences are perfect for our out of town guests, who can drop in for a session and delve into their creativity.
- **Glassblowing:** Our most popular "Experience" sessions are in glassblowing. Teens and adults can take a 20-30 minute class in creating a blown glass piece with our resident instructor who makes the class fun and approachable. We also offer demonstrations during events, and daily viewing sessions of glass artists at work. Our artists are always eager to share their process and their love for glass.
- **Silo Programs:** We are eager to begin our new Programs in Ceramics and Blacksmithing. These will be held in our historic Silos alongside the Glassblowing Studio. (*Glass Silo*) Once the two silos are renovated, we will begin workshops and demonstrations, which will attract many visitors and students.
- **Sundays:** After hearing from our visitors and community, we have decided to add a couple of docent positions to be open Sundays. We also know this is a big shopping day for tourists, and we are happy to provide "giftable" art and merchandise in our gift shop.


- **Booths at Area Events:** We will continue our collaboration with City Parks and Rec and other organizations around town to host a booth of activities at public events throughout the year. We enjoyed our time at the City's Boo Bash, Movie Nights in the Park and other events this past year.

*Spring/Summer:*

- **Youth Programs:** We are expanding our offerings for youth and teens. March is National Youth Art Month, and we plan to offer events and activities that promote young artists and creatives that month. After two years of successful art camps, we will offer more next summer for youth and teens, as well as weekly art sessions led by our expert instructors. Drop-ins will be welcome for our out of town guests in need of a fun activity for their kids.
- **Annual Spring Gala:** We were thrilled to revive our signature fundraising event, the Spring Gala. This event featured a live auction, raffles and more with a colorful, spring-themed backdrop. Our donors and guests are looking forward to next year.
- **Senior Arts Series:** Through fundraising, we are able to offer low cost classes for our Seniors in the Community and out of town guests looking for a fun and relaxing session of creativity. These sessions are held all summer.

*Fall/Winter:*

- **Bastrop Art Fest:** This is our signature event featuring artists and craft vendors, artist demonstrations, hands-on activities, cultural highlights and performances. This event draws a crowd from all over Texas, looking for a unique and memorable experience. Our next event is scheduled for November 1<sup>st</sup>.
- **Lost Pines Christmas:** Each year, we are part of this downtown event, featuring a curated art show, workshops and other activities to celebrate the holidays.



LOST PINES ART CENTER HOT Funds Budget 2025-26		
<b>Advertising</b>		
Advertising		6000
<b>Office/General</b>		
Comm-email system		750
Supplies/Office Supplies		1500
<b>Total Office/General</b>		<b>2250</b>
<b>Payroll Expenses</b>		<b>103,825</b>
Program Coordination/ Program Developer		
<b>Program Expenses</b>		
Classes/Experiences/Tourism Packages		5000
Festival-Show Expenses		6000
Glassblowing Silo		15,000
Receptions-Art Show Expenses		3000
First Weekend/CAC Collaboration		3000
Youth/Teen Camps/Programs		4000
<b>Total Program Expenses</b>		<b>36,000</b>
<b>Subcontract Staffing</b>		
Glass Silo Salary		7800
Instructor Pay		3700
Weekend Support		19,233
Programs/Events Assistant		20,453
<b>Total Subcontract Staffing</b>		<b>51,186</b>
<b>Total Expense</b>		<b>199,261</b>



### Lost Pines Art Center Budget Notes/Other Sources of Funding

The proposed budget will fund 12 months of programming in regards to the development, coordination and production of our vast array of activities and events. We are adding a part time staff position to assist the administrator in coordinating our programs and with communications.

We are adding more programs, such as Ceramics, Fired Arts and Blacksmithing to expand our diverse selection of classes and demonstrations during events. Our Program and Events Assistant will be necessary for added coordination of these programs. More funding for supplies will be needed as well, to create classes within these programs.

Production costs and supplies have increased overall from last year, but we have kept the proposed budget as frugal as we can.

#### *Other Sources of Funding:*

- Annual Gala Fundraiser
- Membership
- Event Sponsorships
- Donations on our website; (program-specific, such as Art After Dark)
- Donation Box/Donation QR Code visible at events/entrances
- Grants
- Art Show Fees/Art Sales
- Classes
- Programs and Events Revenue
- Online Giving Campaigns (*Giving Tuesday, etc.*)

## Exhibit "B"

**Page 127-128 of the approved FY25-26 budget.**

CONTRACTUAL SERVICES							
PAUL QUINN BELL TOWER	\$0	\$0	\$0	\$0	—	\$25,000	—
VISITOR CENTER	\$0	\$0	\$0	\$235,454	—	\$293,632	—
SHARED SERVICES – IT	\$0	\$0	\$0	\$0	—	\$8,049	—
ADMINISTRATIVE SUPPORT	\$291,427	\$291,427	\$294,404	\$269,870	-8%	\$461,246	57%
AFRICAN AMERICAN MUSEUM	\$0	\$0	\$50,000	\$50,000	0%	\$50,000	0%
BASTROP HISTORICAL SOCIETY	\$187,434	\$101,673	\$127,298	\$127,298	0%	\$140,193	10%
BASTROP OPERA HOUSE	\$169,991	\$169,991	\$324,000	\$194,000	-40%	\$194,000	-40%
CITY SHARED SERVICES	\$101,673	\$187,434	\$235,454	\$0	-100%	\$0	-100%
CONTRACTUAL SERVICES	\$40,000	\$80,398	\$40,000	\$69,296	73%	\$40,000	0%
CREDIT CARD PROCESSING FEES	\$3,500	\$1,640	\$0	\$2,763	—	\$0	—

	ORIGINAL BUDGET	ACTUAL	ORIGINAL BUDGET	ACTUAL		PROPOSED FY 25-26 BUDGET	
	FY2024	FY2024	FY2025	FY2025	FY25 Budget vs, FY25 Actual (%)	FY2026	FY25 Budget vs, FY26 Budget (%)
DESTINATION MARKETING CORP	\$1,293,700	\$1,031,200	\$1,116,950	\$1,053,950	-6%	\$0	-100%
EQUIPMENT RENTAL	\$7,500	\$836	\$7,500	\$1,163	-84%	\$10,000	33%
LEGAL SERVICES	\$2,000	\$11,470	\$5,000	\$104	-98%	\$5,000	0%
LOST PINES ART LEAGUE	\$149,109	\$149,109	\$167,950	\$167,950	0%	\$167,950	0%
PROFESSIONAL SERVICES	\$705,910	\$210,756	\$155,000	\$381,482	146%	\$267,500	73%

## ***Exhibit "C"***

### **CITY'S MODIFIED SERVICES PLAN**

Present 12 months' worth of programs annually (October - September) designed to appeal to tourists and attract overnight visitation to City Council.

Details regarding the individual programs such as "performances," "classes," or "exhibits" for the contract period including ticket prices and purchasing methods must have specific program details received by Discover Bastrop. All artwork, images and details regarding the individual programs such as "performances," "classes," or "exhibits" for the contract period including ticket prices and purchasing methods must have specific program details received by Discover Bastrop. All artwork, images, and marketing details must be provided to Discover Bastrop 30 days before the event.

Maintain an active social media and online digital presence with written goals for growth of following, reach, and engagement. Include claiming your google listing, yelp, trip advisor, and similar listings.

Develop an annual marketing and or strategic plan that addresses identifying additional funding sources for sustainability.

Develop and present an annual operating budget to the City.

In partnership with Discover Bastrop, develop a visitor intercept survey to include data such as: where the visitor is from, demographic data, social-economic data, how they discovered Bastrop (advertising, social media, word-of-mouth), lodging information, length of stay, size of party, primary attractor, intent to return.

Collect and maintain monthly year-over-year traffic counts and primary market origin data from visitors.

Participate in customer service, destination, board development and/or Hotel Occupancy Tax Training as provided by the City or Discover Bastrop.

Develop and maintain a building rental program and policies allowing opportunities for additional revenue streams and access to the facility to outside users.

Actively participate with the City of Bastrop, Main Street Advisory Board, and Cultural Arts Committee to develop and foster a thriving cultural arts destination.

Follow all applicable local, state and federal laws related to building improvements and expenditures of Hotel Occupancy Tax funds.

Receive all site, building, and sign permits including certificates of occupancy by the entity before starting any new improvements or renovations.

***Exhibit "D"***

**NOTICE TO ORGANIZATION**

Notices required under the terms of this Agreement shall be sent to the Organization as follows:

Lost Pines Art Center  
Attn: Chloe Brevelle  
1204 Chestnut Street  
Bastrop, Texas 78602