

**NEW BUSINESS**

**ITEM #1**



## Discussion, Consideration, and Possible Action on the Adoption of the 2021 City-Wide Zoning Map Amendment

SUSAN MOORE, PLANNING & ZONING CHAIR

DECEMBER 7, 2021

BLANCO CITY COUNCIL MEETING

1

# Introduction

## REGARDING THE PROPOSED 2021 BLANCO ZONING MAP

The 2014 zoning map is the basis for the proposed 2021 zoning map.

The City Limit lines are the same. The only thing different is the zoning of the properties. Although each property was identified for a more thorough understanding of the city layout, the 2021 map was zoned by REGION – not by each property.

A conceptual design does not go as far as planning every detail but lays the groundwork for meaningful choices going forward.

During the development of the 2021 map, the Commission continually tried to keep three things in mind.

- (1) Why is the project necessary.
- (2) What is the specific goal.
- (3) What problem is it meant to solve.

Any concept must be grounded in research. Information obtained from sending commissioners out on the streets of Blanco to determine what we have now and use that information to work toward what will work for the future growth in the city. Holding town-halls and public hearings to get input from the citizens was an important part of developing the map.



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**CITY OF BLANCO** TEXAS

**Community Resources**

**Government:**

**Blanco County:**  
The county seat is located in Johnson City. It is located on US Highway 291 near the city. The county website provides contact information and resources for the county, including county judges, commissioners, courts, offices, boards, committees, and other special districts of the county, and county services.

**Blanco County Transportation and Economic Development Plan:** The Blanco County Transportation and Economic Development Plan was approved by the Blanco County Commission on Feb. 23, 2021. It was developed in a collaboration between Blanco County, CAPACOG, TxDOT, and TTE in a vision for economic growth and transportation improvements to guide Blanco County through the year 2050.

**City of Blanco Current/Future Land Use:**

Figure 3.24 illustrates the current land use in the City of Blanco. Current land use features include the single-family residential area near the corner of the intersection of Route 293 and 291, some retail and commercial development located along the major thoroughfares. There is currently a notable amount of land that is vacant on the east as well. Figure 3.27 illustrates the city's future land use and shows the city's desire for development.

**CITY OF BLANCO** TEXAS

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# 2005 Map & Co. 2016 Map

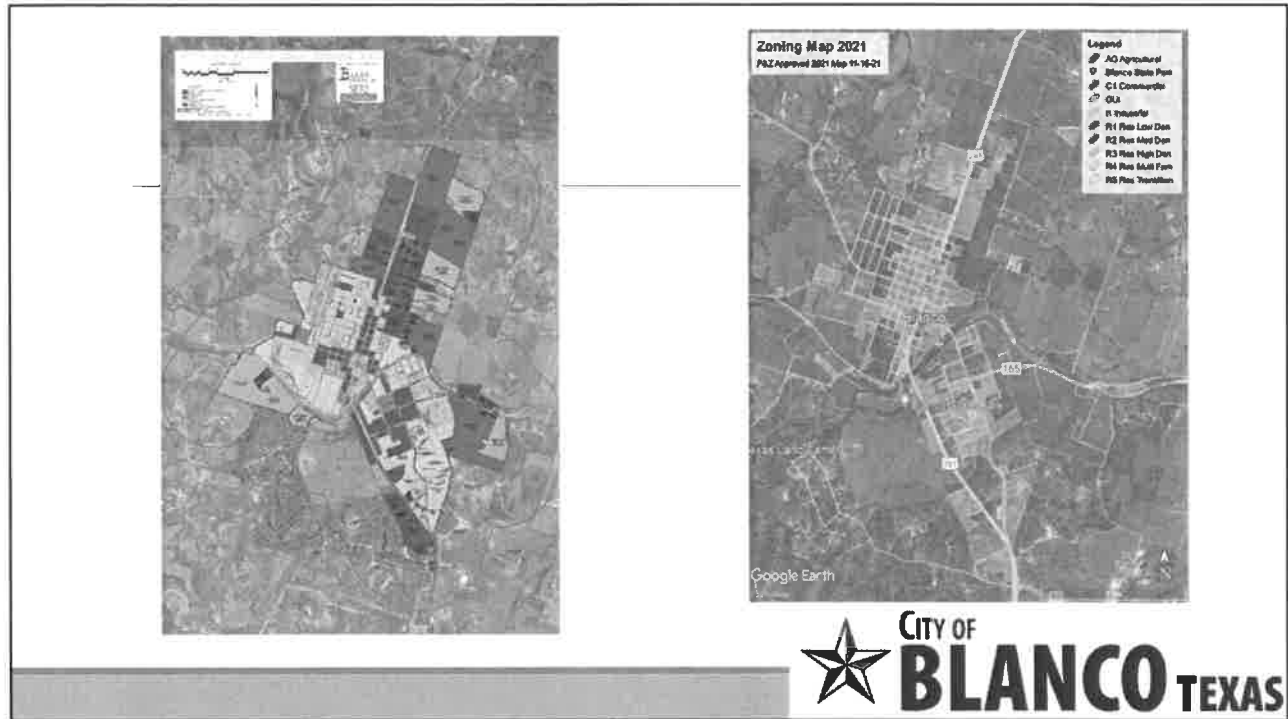
## 2005 Map & County Land Use Map Based on 2016 Data

The developers of the original Future Land Use Map did a great job.

When you look at the County Land Use Map drawn in 2016, you can see it follows the general guidelines of the 2005 map. There are some differences. But considering the maps are drawn 20 year apart with little guidance in the early period, I am appreciative of the original work done.



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## 2014 Map and 2021 Map

### Current 2014 Zoning Map & Proposed 2021 City-Wide Zoning Map

The commission had established the R1 – R2 – R3 residential zones, discontinued the MX zone and established the R5 zone. These had previously been added to the UDC code. The next step was to assign zones to areas that would best enhance the city now and allow future growth in an orderly manner consistent with the Comprehensive Master Plan, the Future Land Use Map and to be in compliance with the UDC code.

The 2014 map did not define each residential zone (R1, 2, R3), by defining these separate zones to allow the lots further out from the city center to be larger and less dense creates more compliance with the CMP. The R5 transition zone has expanded the ability of what you can do with your property and serves as a buffer between residential and commercial zones.

The map is only one part of keeping our city attractive and growing. Our city ordinances will strengthen the map by controlling density/height/parking/landscaping/aesthetics etc. which will direct the types and placement of development in the city.



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Discussion, Consideration,  
and Possible Action on the  
Adoption of the 2021  
City-Wide Zoning Map  
Amendment

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SUSAN MOORE, PLANNING & ZONING CHAIR  
DECEMBER 7, 2021  
BLANCO CITY COUNCIL MEETING

## NOTES ON ZONING MAP DEVELOPMENT > JUNE 2019 THROUGH SEPTEMBER 2021

### **June 3, 2019**

- \*Define Mixed Use along with permitted uses in this zone
- \*Discuss updating the **zoning map**. Create buffer zone.  
Priour introduced program that displays city properties with an overlay of current 2014 zoning map.

**July 2019**- Public Hearings- Rezoning Properties

**August 2019**- No Meeting

### **September 9, 2019**

- \*Discuss Mixed Use Zoning Issues. Make a buffer zone between residential and non-residential zones. Incorporate the characteristics of high density residential and allow small commercial uses compatible with residential. Research how other cities define and use mixed use zoning.
- \***Zoning Map**- Discuss general layout of zones within the city. Current use of property and consider growth in future.  
Began discussion with Priour new program on big screen, putting potential zoning lines into place.

### **October 7, 2019 (R5 was Born)**

- \*Redefine and rename "Mixed Use Zoning" to **Residential Transition Zone (R5)**. This zone is now beneath the Residential Umbrella (Previously under Commercial Umbrella) Must be compatible with residential neighborhoods.  
**Submit to City Council with UDC changes for approval.**

**November 2019** – No Meeting

**December 2019** – No Meeting

### **January 6, 2020**

- \*It was confirmed in the January 2020 meeting that the commission had established the R1-R2-R3 zones, discontinued future MX zoning and established the R5 Zone.
- \*The commissioners also established the following list of issues to be developed and completed.
  - \*Zoning map is what you are now. > Future Use map is what may happen in the future.
  - \*Update the current zoning map.
  - \*Make all MX zoned properties an R5 zone – proceed to update all zones.
  - \*Complete and propose our Broad-Brush Zoning Map as a guide for the Conceptual Land Use Map.
  - \*Establish a zoning product that we agree on and have public input on that product.
  - \*Bring in a large TV for work on the map for all to have visibility of map.
  - \*Schedule Public Hearings.
  - \*Get Information from citizens (Townhalls) on what they want this town to become:  
?? Tourist/Retirement/Commercial/Industrial??
  - \*Our concept must be fluid enough for future citizen concepts.

### **February 3, 2020**

- \*Begin **zoning** overhaul around the historic district, along US 281 north to 15<sup>th</sup> street and along 4<sup>th</sup> street out to the high school. More information needed regarding how the properties were currently zoned and how they were being used. **Commissioners to walk the areas and identify each property.**  
(Print BIS city map "property worksheet" with all city lots shown and identify use of each property.)  
Results to be added to Priour overlay map, then review findings at next meeting.

**March 2, 2020** – Meeting Cancelled

**April 1, 2020** – Workshop

## NOTES ON ZONING MAP DEVELOPMENT > JUNE 2019 THROUGH SEPTEMBER 2021

**May 4, 2020** - Public Hearings- Subdivision

**June 1, 2020** – Public Hearing - PDD

**July 6, 2020**

\*Review overlay area by each block along Hwy 281 for better concept of affect on current and future development. Identify areas for buffer zone between commercial and residential areas. R5 zone to enhance both areas while protecting residential areas.

**August 3, 2020**

\*Review of each property along and one block from 281. Identified and documented on our property worksheet. Need a place to start > Overlay all MX with R5 zone then define any section not R5 & change to the proper zone designation. This is our starting point. Branch out to corridors > create R1/R2/R3 areas.  
\*Once we have a current designation map, then must refine to make it work for now and going forward.  
\*Since there was no adherence to regulation to direct how commercial/residential originally occurred we have to start with what we have now. We are not building a town; we have a town. We must sustain and direct its normal growth without destroying it.

**September 9, 2020** – Annual UDC Update/R5 zoning

**October 5, 2020**

\*Zoning Map- Work on area south of the reiver and discuss possible zoning in that sector.

**November 2, 2020 - Workshop**

\*Discuss the Comprehensive Master Plan Update (prepared by March Gosnell) > how it affects & Zoning.

**December 14, 2020 - Workshop**

\*Continue work on Zoning Map, overall review to date. Continue to define various zones.

**January 4, 2021**

\*Workshop on zoning map. Late night.

**February 1, 2021**

\*Continued discussion and editing of zoning districts. Manufactured housing/Industrial area. Begin to tackle the residential zoning in February.

**March 15, 2021** – Public Hearings>CMP/Food Truck/HBC Variance

**April 5, 2021**

\*Begin to plan Public Hearing and Town Hall Meetings. Getting citizen input is critical for continued development on the zoning map.

**May 3, 2021** – Regular Meeting

\*Plan for two Town Hall Meetings. Two separate locations (Courthouse/Gen of the Hills)  
Discuss materials for distribution to citizens attending. Notices to reach as many as possible.  
Facebook, church bulletins, bulletin boards, flyers at businesses. Ask administration for notice at bottom of Utility Bills but request was denied.

**May 13, 2021 – Workshop**

\*Prepare materials and map for Town Hall.

**May 20, 2021 (Thursday)**

\***First Town Hall – Blanco Courthouse**

**May 27, 2021 – Workshop**

\*Consider and discuss all aspects of the Town Hall and Zoning Map.

**June 5, 2021 (Saturday)**

\***Second Town Hall – Gem of the Hills**

**June 7, 2021**

\*Consider, discuss comments at townhall.

**June 24, 2021 – Public Hearing -Zoning Map**

\*After public hearing, in the regular meeting needed to make some minor changes to the zoning map.

\*Commissioners pointed out that Ordinances will put teeth into the zoning map. Ordinances that control density/height/parking/landscaping etc. will determine types of development.

\*The map was approved as amended. A motion was made that we accept the changes on the zoning map and forward to City Council for approval.

**July 6, 2021 – Meeting Canceled.**

**August 2, 2021**

\*Begin to look at ordinances that will strengthen the Zoning Map.

**September 9, 2021 – Regular Meeting**

**October 10, 2021 – Regular Meeting**

**November 15, 2021- Public Hearing > 2021 Zoning Map**

\*Three speakers spoke regarding a request for consideration for their property zoning.

\*After some deliberation and viewing of pertinent documents, three changes were made.

206-4<sup>th</sup> street property being made complete as R5

Property #1967 was De-annexed per ordinance and was taken off map.

Correct R5 bleeding over city limits at Mesquite Street

Roll Call Vote – Passed Unanimously

\*Herden Property #1627 (18.96 acres) changed from R1 to R2 Zone.

Roll Call Vote – Passed Unanimously

\*Motion was made to approve the 2021 zoning map as amended.

Roll Call Vote – Passed Unanimously

Approved Zoning Map was submitted to City Council and recommended for Approval

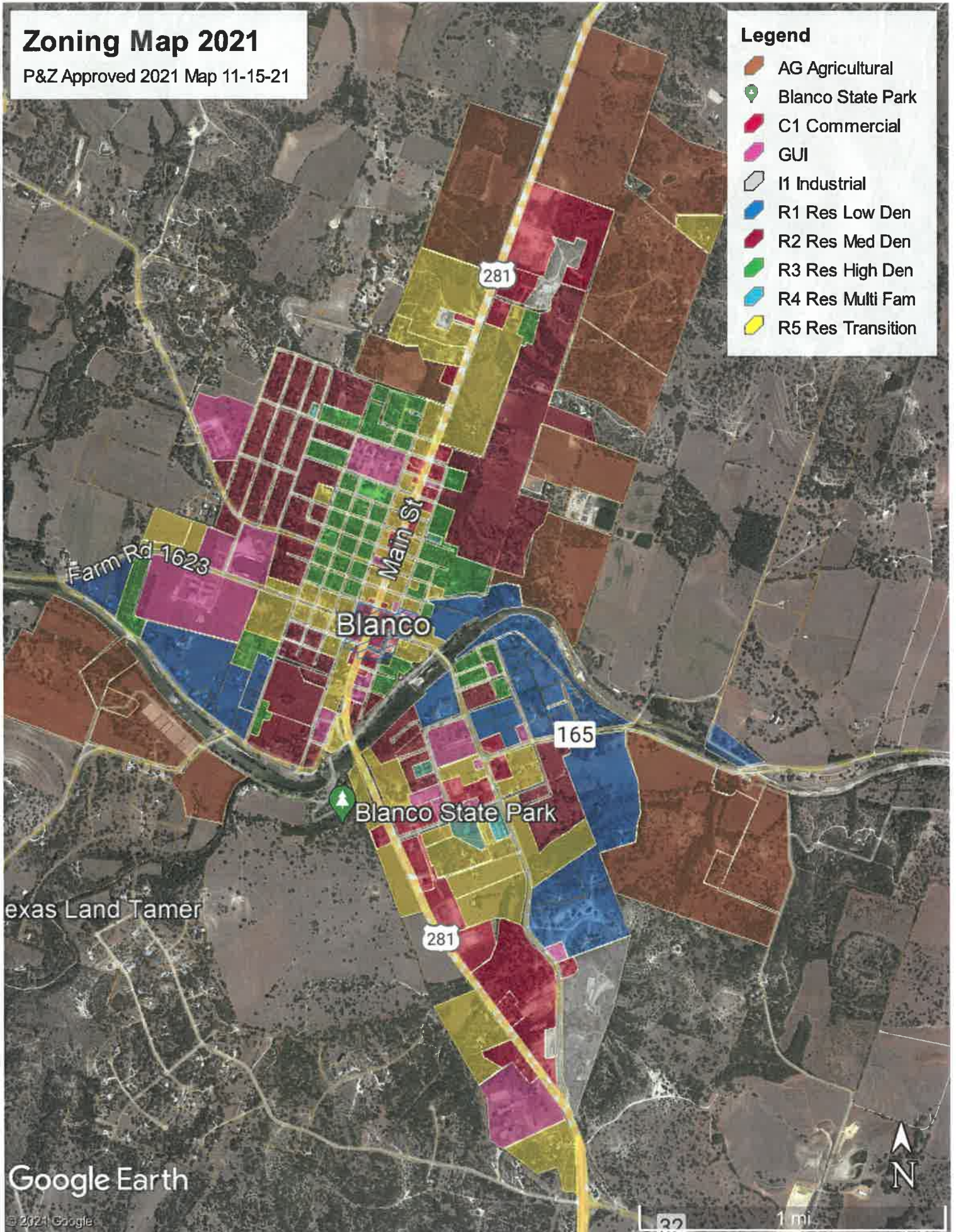


# Zoning Map 2021

P&Z Approved 2021 Map 11-15-21

## Legend

- AG Agricultural
- Blanco State Park
- C1 Commercial
- GUI
- I1 Industrial
- R1 Res Low Den
- R2 Res Med Den
- R3 Res High Den
- R4 Res Multi Fam
- R5 Res Transition



Texas Land Tamer

Google Earth

© 2021 Google

32

1 mi

**NEW BUSINESS**

**ITEM #2**



**PRESENTATION, DISCUSSION AND POSSIBLE ACTION ON ALLOCATING TWDB FUNDS AND THE CORONAVIRUS LOCAL FISCAL RECOVERY FUND**

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KELLY KUENSTLER  
DECEMBER 7, 2021  
BLANCO CITY COUNCIL MEETING

1

## Background

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- On August 2, 2021, the City of Blanco received notice of an award in the amount of \$256,582.35
- In December of 2021, the City of Blanco should receive \$356,812.49 for retainage from the Texas Water Development Board which was a reimbursement for funds the City already paid the Contractor for work at the WWTP but either paid for the work out of the general or enterprise fund.



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# Recommendation & Fiscal Impact

**Fiscal Impact:**

A. TWDB \$356,812.49

B. CLFRF \$256,582.35

TOTAL: \$613,394.84 (Available now)

TOTAL: \$256,582.35 (Available in August of 2022)

Ideas: Lift Station Expenses, Roads, Additional Storage Tanks at WWTP, 281 Corridor Overlay, Infrastructure Issues, Irrigate More City Land, Water CIP & Land Use Plan (necessary for impact fees), Rate Study

**Recommendation:** Council Discretion



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**PRESENTATION, DISCUSSION AND POSSIBLE ACTION ON ALLOCATAING TWDB FUNDS AND THE CORONAVIRUS LOCAL FISCAL RECOVERY FUND**

KELLY KUENSTLER  
DECEMBER 7, 2021  
BLANCO CITY COUNCIL MEETING

4

**NEW BUSINESS**

**ITEM #3**



Discussion, Consideration & Possible Action  
on the City of Blanco Entering Into Contract  
Negotiations with Inframark

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KELLY KUENSTLER

DECEMBER 7, 2021

BLANCO CITY COUNCIL MEETING

1

## Discussion

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- The City of Blanco published an RFQ
- 5 Potential Companies Attended the Pre-Bid Meeting Held by the City of Blanco
- 2 Companies Actually Submitted
- Both company's proposals were reviewed and both were interviewed by a panel which included
  - Mike Rieken, Chair, Capital Committee
  - Mike Smith, Blanco City Councilor
  - OJ Armstrong, Member, Capital Committee
  - Connie Barron, Blanco City Councilor
  - Kelly Kuenstler, Blanco City Administrator
  - Zach Dorris, Public Works Department (review only)
  - Ben Escovedo, Public Works Department (review only)



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## Timeline

| Activity  | Date              |
|---|-------------------|
| Issue RFQ   | October 06, 2021  |
| Mandatory Pre-Submission Conference                           | October 29, 2021  |
| Receive Proposals from Contractors                            | November 23, 2021 |
| Committee Reviews RFQ for Completeness and Qualifications     | November 29, 2021 |
| Interviews  | December 1, 2021  |
| Evaluation of Submittals Complete                             | December 2, 2021  |
| City Council to Approve/Disapprove Contract Negotiations      | December 7, 2021  |
| Initiate Contract Negotiations with Most Qualified Contractor | December 13, 2021 |
| Award Contract  | February 8, 2022  |
| Contract Start Date   | March 7, 2022     |



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## Recommendation & Fiscal Impact

**Fiscal Impact:** Unknown until negotiations begin

**Recommendation:** Recommend that Council authorizes the City Administrator to begin contract negotiations with Inframark with the assistance of the Chairman of the Capital Advisory Committee and Councilor Mike Smith



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Discussion, Consideration & Possible Action  
on the City of Blanco Entering Into Contract  
Negotiations with Inframark

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KELLY KUENSTLER  
DECEMBER 7, 2021  
BLANCO CITY COUNCIL MEETING



A close-up, high-contrast photograph of several interlocking gears. The gears are dark, possibly black or dark grey, and their teeth are sharply defined against a lighter background. The perspective is from a slightly elevated angle, looking down into the mesh of the gears. The lighting creates strong highlights on the edges of the teeth, emphasizing their texture and the mechanical nature of the scene.

**YOUR WATER.  
OUR BUSINESS.**

 **INFRAMARK**  
WATER & INFRASTRUCTURE SERVICES



# THE WATER AND WASTEWATER EXPERTS

Our experts know first-hand the challenges facing today's municipalities—aging infrastructures and retiring workforces, increasing compliance concerns, and constant cost pressures.

We recognize that no two clients are exactly alike. That's why our service model is tailored to your unique systems, cultures, and resources.

When you partner with us, you will be guided by our years of expertise and our longstanding Principles of Pure Partnership™, which our dedicated employees put into action every day to deliver the critical services that help your community prosper—on your terms.

# WHY CHOOSE INFRAMARK?

Municipalities have many departments to manage; we only manage utilities. **Our singular focus on utility management** ensures high-quality service.

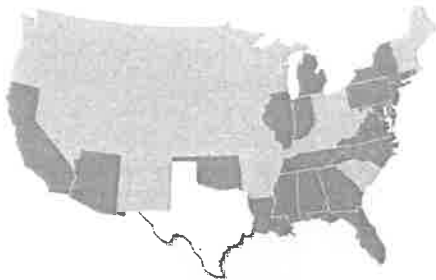
## We Guarantee...

**Budget certainty through fixed-fee contracts.** Often, we can bring cost savings through capital programs and mitigating rate increases.

**Strong compliance** through our investment in data management tools (Hach WIMS™) and our dedicated oversight. We are engaged nationally and locally on regulatory requirements and changes and monitor and ensure your compliance with the ever-changing requirements.

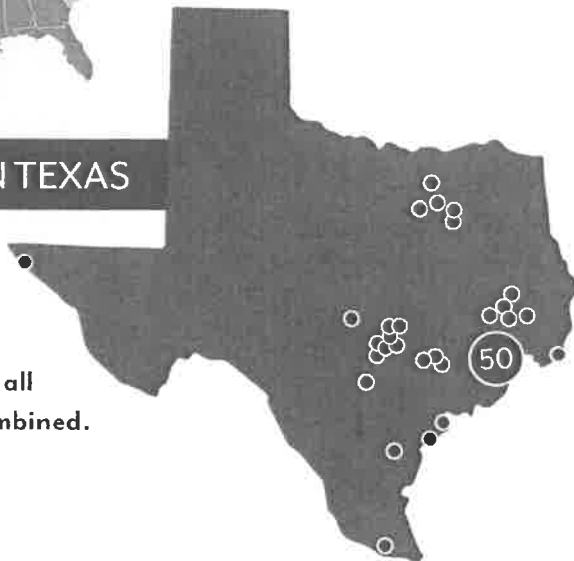
**Continuous training programs** to “grow our own” future project managers. Our accredited Apprenticeship Program, established in partnership with the U.S. Department of Labor and the U.S. Department of Veterans Affairs, provides a proactive approach to tackling the retiring workforce crisis and increasing the talent pool.

**Effective maintenance management utilizing our asset management approach,** which includes a kit of tools such as our Computerized Maintenance Management System (CMMS).



## WHERE WE ARE IN TEXAS

**Inframark has more municipal partners and resources in Texas than all of their competitors combined.**



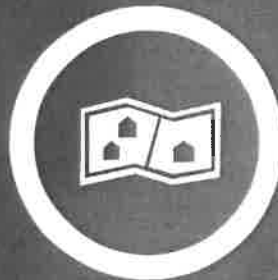
*“Entering into a contract with Inframark has been a positive move for us. Inframark has proven to be a reliable provider. We have been very pleased with the team. Very professional and courteous.”*

— **David Suarez**  
Mayor, City of Weslaco, Texas

# BY THE NUMBERS

1,500+

DEDICATED EMPLOYEES  
ACROSS NORTH  
AMERICA



4 million+

U.S. WATER AND  
WASTEWATER SYSTEMS  
CUSTOMERS



300+

BUSINESS AND  
MUNICIPAL CLIENTS



149

DRINKING WATER  
FACILITIES MANAGED

19

STATES  
SERVED

7,000+

MILES OF COLLECTION  
AND DISTRIBUTION LINES

173

WASTEWATER  
FACILITIES MANAGED

*“After much review, we felt Inframark was best suited to manage our critical infrastructure. They offered employment to all our existing employees and the transition went well.”*

— **James Wolf, PE, RPLS**

*Director of Public Works and Engineering  
City of Orange, Texas*

## OUR SERVICES

### Water

#### **Water Plant Operations & Maintenance**

Our resume of nearly 150 water treatment plants (WTPs) includes groundwater, surface water, and brackish water treatment systems. We are experts in conventional treatment and are especially adept at operating advanced treatment processes utilizing membrane technologies that are commonly used in treating brackish and surface water.

#### **Distribution System Management**

We operate nearly 4,000 miles of distribution system nationally. Our service offering includes the responsibility for active system management that includes leak detection, valve exercise programs, fire hydrant maintenance, system cleaning, repair and replacement, and line extension services.

#### **Meter Reading & Installation**

We provide meter reading and installation to more than 140,000 customers nationally utilizing a variety of methodologies, including Advanced Meter Infrastructure (AMI) and Automatic Meter Reading (AMR).

### Wastewater

#### **Wastewater Plant Operations & Maintenance**

Inframark provides a full range of services in the operations and maintenance of just about every wastewater treatment plant (WWTP). Our expertise extends from primary treatment to producing reuse water designed for a variety of purposes, using a variety of advanced treatment technologies. We serve both municipal and industrial clients, operating more than 170 WWTPs.

#### **Industrial Pre-Treatment Facilities**

We operate industrial treatment and pretreatment plants in a variety of industries including food and beverage, manufacturing, and power generation. We integrate seamlessly with the facility operation with services designed to not only maintain 100% treatment uptime but also reduce the cost of operations or industrial pretreatment program surcharges or both.

#### **Collection System Management**

We manage nearly 160 collection systems and more than 3,000 miles of network. We provide our clients with a level of service that includes a preventive maintenance approach that reduces overflows, environmental excursions, and customer complaints.

#### **Biosolids Management**

Managing over 100,000 dry tons per year, we have expertise in all disposal methodologies and specialize in beneficial reuse designed to hit sustainability targets for your community.

# PEACE OF MIND

achieved through transferring the day-to-day risks and responsibilities of your utility.



Municipal  
Owner



Private  
Partner



A typical partnership consists of:

- Five-year, 10-year, or 20-year term
- Fixed fee for the term of the contract
- Terms to ensure existing employees stay employed

Scope of the partnership is a customized solution to include: treatment plants, collection and distribution systems, pump stations, meter reading, SCADA installation, and capital improvement construction/management/financing.

# Common Misconceptions About Public-Private Partnerships



## MYTHS vs. FACTS

**Myth** “As a municipal manager / decision maker, I will lose control or ownership of my facility. Our assets will be poorly maintained at the expense of shortcuts.”

**FACT** **The municipality maintains ownership** and total control of its assets.

**Myth** “They will profit at our expense.”

**FACT** Each of our partnerships has a detailed **standard of care that includes a cost savings** to the community.

**Myth** “There will be massive job losses.”

**FACT** Inframark has transitioned thousands of employees from the public sector to rewarding careers on the private side. **Additional training, experience, and career development** exist within a company of Inframark’s size.

**Myth** “Environmental compliance will deteriorate.”

**FACT** Public-Private Partnerships have **established support systems in place** that enables them to respond to environmental issues quickly and effectively.

**Myth** “There will be increased rates.”

**FACT** The community sets the rates and independent studies have shown **cost savings averaging 10% and as high as 50%**. We offer partnership through a base fee with annual agreed-upon increases (CPI Index) and a **well-defined approach for variable costs**.

**Myth** “Partners won’t understand our systems the way we do.”

**FACT** The very core of public-private partnerships is **effective maintenance, asset management, capital planning**, reduced overtime costs, and increased system efficiency.

**Myth** “This is a form of privatization. All partnerships are one-size-fits-all.”

**FACT** Each partnership is custom-tailored to the specific needs of the community. They can **add value by transferring risk, bundling core delivery functions, and expanding the capital base** available for plant upgrades and other projects.





**Ed Schwab**  
Director of Business Development  
719-229-4429

[www.inframark.com](http://www.inframark.com)



**NEW BUSINESS**

**ITEM #4**



Pursuant to Section 551.074 of the Texas Government Code, Discussion, Presentation & Possible Action on the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee, to wit: Consideration and Possible Action Regarding Approval of a Contract for the Appointment of a City Attorney

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KELLY KUENSTLER  
DECEMBER 7, 2021  
BLANCO CITY COUNCIL MEETING

1

## Duties

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1. Providing advice regarding government operations, elections, open meetings, public information, City Ordinances, State law, personnel matters, property matters, and real estate matters, including annexation, zoning, and condemnation;
2. Reviewing agendas and materials for the City Council meeting, preparing legal advice, attending City Council meetings;
3. Providing counsel and advice to City Council, City Administrator, and Boards and Commissions; and
4. Providing detailed, itemized billing on a monthly basis and in a timely manner



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## Timelines

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RFQ was advertised on November 3<sup>rd</sup> in the Blanco County News

RFQ was also posted on City's website and social media

RFQ was advertised by TML beginning November 3<sup>rd</sup>

RFQ's were due on November 15, 2021

Interviews of qualified applicants were conducted on November 18<sup>th</sup> and 19<sup>th</sup>, 2021, by City Administrator, Mayor, Councilor Smith and Councilor Barron

November 30<sup>th</sup> the Blanco City Council approved contract negotiations with Tim Tuggey

On December 2, 2021, the City Administrator and Tim Tuggey agreed on a proposed contract.



3

## Terms

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A few terms I believe are noteworthy and either are the same or are better than the previous City Attorney contract

- A 3% administrative fee may be added to the monthly invoices
- Secretarial and word processing time is not charged
- Attorney travel time is not charged
- Hourly amount of \$200 is the same as the City's previous City Attorney



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# Recommendation & Fiscal Impact

**Fiscal Impact:**

The fiscal impact of a law firm generally is determined by city usage. With that said, Mr. Tuggey will charge \$200 per hour which is the same fee as the previous City Attorney

- The contract will be awarded for an initial six-month period, at which time the City Council will review the performance and relationship.
- The agreement will be automatically renewed for a one- year period following the initial six- month period unless terminated by either party.
- The City Attorney works at the pleasure of the City Council

**Recommendation:** Recommend that Council accept the contract with Tim Tuggey Law



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Pursuant to Section 551.074 of the Texas Government Code, Discussion, Presentation & Possible Action on the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee, to wit: Consideration and Possible Action Regarding Approval of a Contract for the Appointment of a City Attorney

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KELLY KUENSTLER  
 DECEMBER 7, 2021  
 BLANCO CITY COUNCIL MEETING

6

**TIM TUGGEY LAW**  
**2904 BARTON SKYWAY, No. 20-356**  
**AUSTIN, TEXAS 78746**  
**EMAIL: TNT@TIMTUGGEYLAW.COM**  
**PH: 512-800-9925**

City of Blanco  
300 Pecan St.  
Blanco, Texas 78606  
Attn: City Council

Re: City Attorney Engagement Agreement

Ladies & Gentlemen:

This letter agreement sets forth the standard terms of our engagement as your attorney. Unless modified in writing by mutual agreement, these terms will be an integral part of my agreement with you. Therefore, please review this agreement carefully and contact me promptly if you have any questions. Please retain this agreement in your file.

Identity of Client. We will be representing the interests of the City of Blanco, Texas, its officials and employees and any other entity or agency of the City of Blanco ("Client"), as directed by the City Council or its designees.

Attorneys. Tim Tuggey Law is engaged by you as your attorney, and I, Tim Tuggey, will be the partner who will coordinate and supervise the services we perform on your behalf. We routinely delegate selected responsibilities to other persons in or affiliated with our Firm when, because of special expertise, time availability or other reasons, they are in a better position to carry them out. In addition, we will try, where feasible and appropriate, to delegate tasks to persons who can properly perform them at the least cost to you.

Scope of Work. This engagement agreement is to provide the City of Blanco with those legal services that are specifically assigned by the Client. I will only undertake legal services at the Client's specific direction and within the scope assigned by the Client. I will act on your behalf to the best of my ability. Any expressions on my part concerning the outcome of your legal matters are expressions of my best professional judgment but are not guarantees. Such opinions are necessarily limited by my knowledge of the facts and are based on the state of the law at the time they are expressed. I cannot guarantee the success of any given matter, but I will strive to represent your interests professionally and efficiently.

Fees for Legal Services. My charges for professional services are customarily based on the time devoted to the matter, the novelty and difficulty of the questions presented, the requisite experience, reputation and skill required to deal with those questions, time limitations imposed by the circumstances, the amount involved, and the results obtained. I may adjust these rates annually, increasing them to reflect experience, expertise, and current economic conditions. I will notify you in writing if this fee structure is modified. The initial agreed billing rates for my time is \$200.00 per hour. I do not charge for travel time to Blanco, Texas.

Other Charges. All out-of-pocket expenses (such as copying charges, travel expenses, messenger expenses, filing and other court costs, and the like) incurred by me in connection with my representation of you will be billed to you as a separate item on your statement.

Billing Procedures and Terms of Payment. My billing period begins on the first day of the month and ends on the last day of the same month. I will render monthly invoices to you for legal services and expenses (as described in Exhibit "A"). Each invoice is due upon receipt, must be paid in U.S. Dollars, and is considered delinquent if not paid in full on or before the end of the month in which it is issued. Payment must be made to Tim Tuggey at 2904 Barton Skyway, No. 20-356, Austin, TX 78746. I will include all information reasonably requested by you on all invoices and will reference any purchase order number provided by you. Payment and interest, if any, will comply with the Prompt Payment Act (Texas Government Code Chapter 2251), if applicable, for any final invoices. If you have any question or disagreement about any invoice that I submit to you for payment, please contact me at your earliest convenience so that we can resolve any problems without delay. Typically, such questions or disagreements can be resolved to the satisfaction of both sides with little inconvenience or formality.

Term & Termination of Services. This engagement is for an initial six-month period, at which time the City Council will review the performance and relationship. Unless the engagement is then terminated, the agreement will be automatically renewed for one-year periods following the initial six-month period, unless terminated by either party. Otherwise, both you and I have the right at any time to terminate the contractual legal representation upon written notice to each other. If you terminate our agreement, I will immediately cease to render additional services. I reserve the right to discontinue work on pending matters or terminate our attorney-client relationship with you at any time that payment of your account becomes delinquent, subject to Court approval if necessary. If you fail to follow my advice and counsel, or otherwise fail to cooperate reasonably with me, I reserve the right to withdraw from representing you upon short notice, regardless of the status of your matter. No termination, whether by you or by me, will relieve you of the obligation to pay fees and expenses incurred prior to such termination.

Retention of Documents. Although I generally attempt to retain copies of most documents in the possession of this Firm related to the matter(s) assigned, for a reasonable time, I am not obligated to do so indefinitely, and I hereby expressly disclaim any responsibility or liability for failure to do

so. I generally attempt to furnish copies of all documents and significant correspondence to you at the time they are created or received, and you agree to retain all originals and copies of documents you desire among your own files for future reference. This document serves as notice to you that I will destroy such materials in accordance with the Firm's record retention policy, as described herein, which may be amended from time to time and a copy of which will be provided at your request. It is my policy to destroy all copies, whether in paper or electronic form, of materials in connection with the representation four (4) years after the completion of my work relating to this engagement or the completion of a particular project under this engagement, unless and to the extent an exception recognized in my document retention policy or other legal requirement applies to some or all the subject materials and requires retention for a longer period of time. Tim Tuggey Law also reserves the discretion to retain its records of pertinent documents relating to its ongoing representation of a client, e.g., in a general counsel capacity. If you would like to obtain copies of materials in the Firm's possession related to this matter prior to the scheduled destruction of the materials, please notify the Firm. Because you will have been furnished with copies of all relevant materials contained in our files during the course of the active phase of our representation, if you later ask me to retrieve and deliver materials contained in a file that has been closed, you agree that I will be entitled to be paid a reasonable charge for the cost of retrieving the file, and identifying, reproducing, and delivering the requested materials to you.

Fee Estimates. Upon request, I may estimate the amount of fees and costs likely to be incurred in connection with a matter. I will do my best to estimate fees and expenses for each matter, when asked to do so. However, an estimate is just that: the fees and expenses required are ultimately a function of many conditions over which I have little to no control, especially in litigation or negotiation situations where the extent of necessary legal services may depend to a significant degree upon the tactics of the opposition. Unless otherwise agreed in writing with respect to a specific matter, all estimates made by me will be subject to your agreement and understanding that such estimates do not constitute maximum or fixed-fee quotations and that the ultimate cost is frequently more or less than the amount estimated.

Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, United States of America, without giving effect to its choice of law provisions. Venue of any case or controversy arising pursuant to this Agreement will be exclusively in Blanco County, Texas, United States of America.

Standards of Professionalism and Attorney Complaint Information. Pursuant to rules promulgated by the Texas Supreme Court and the State Bar of Texas, I hereby advise you that the State Bar of Texas investigates and prosecutes complaints of professional misconduct against attorneys licensed in the State of Texas. Information on the grievance procedure is available from the State Bar of Texas, and any questions you have about the disciplinary process should be

addressed to the Office of the General Counsel of the State Bar of Texas, which you may call toll free at 1-800-932-1900.

Questions. If you have any questions from time to time about any aspect of our arrangements, please feel free to raise those questions. We want to proceed in our work for you with your clear and satisfactory understanding about every aspect of our billing and payment policies, and we encourage an open and frank discussion of any or all the matters addressed in this agreement.

Acceptance of Terms. If this arrangement is acceptable to the City of Blanco, Texas, please sign and return a duplicate original of this agreement to us at your earliest convenience. We truly appreciate the opportunity to be of service to you and look forward to working with you in a mutually beneficial relationship.

Sincerely,



Tim Tuggey  
Tim Tuggey Law

AGREED AND ACCEPTED:

City of Blanco

By: \_\_\_\_\_

Title: Mayor

Effective Date: December 7, 2021



## Exhibit A - Expenses

The law firm incurs expenses on behalf of clients only when required by the legal needs of the clients. Some cases or matters may require extensive use consultants or of outside copy facilities, and other cases may not be so intensive. Standard services handled within the firm are not charged, and client specific expenses are billed to the client needing those services. An explanation of the billing structure is as follows:

### Administrative Expenses Fee

A 3% administrative expense fee may be added to each monthly invoice to cover all routine standard expenses (i.e., in-office copies and printing, first-class mailings, telephone, facsimile, local mileage, software and legal research service costs, etc.). All non-routine out-of-pocket expenses (i.e. out-of-office copying charges, travel expenses outside the Austin Metropolitan Service Area or otherwise exempted, messenger expenses, court filing costs and other court costs, any expert fees and expenses and the like) incurred by me in connection with my representation of you will be either set up to be paid directly by you or billed to you as a separate item on your statement at actual cost, with no handling or mark-up fee.

### Not Charged

Secretarial and word processing time, file setup expenses, file storage expenses, local or ordinary long- distance charges, fax charges and computerized legal research data charges, unless agreed to in advance in extraordinary circumstances.

### Delivery Services

Outside delivery services are used for pickup and delivery of documents to the client as well as to courts, agencies, and opposing parties. Outside delivery fees are charged to the client at the rate charged to the law firm. Overnight delivery services are also charged at the rate charged to the law firm.

### Postage

My postal equipment calculates exact U.S. postage for all sizes and weights of posted material. The rate charged for postage is the same as the amount affixed to the material that is mailed. I will not charge clients for postage on routine correspondence; however, the cost of large-volume mail, or other additional mail services will be charged to the client.

### Copies and Prints

If savings can be realized within the required time frame by sending copy jobs to subcontractors, the firm uses only qualified legal services copiers and the cost charged to the client is the same as the amount billed to the firm.

### Travel

Attorney and other timekeeper time spent traveling on behalf of a client is not billed to the client; subject to any special arrangement provided in the engagement agreement, if any. Hotel, meals, local transportation, air fare and similar expenses are charged based on receipts and travel expenses submitted by the employee. Documentation is available to the client if requested.

### Other Expenses

Expenses incurred with outside providers in connection with the client's legal services will be paid by the client directly to the outside provider unless specifically arranged in advance. If the firm agrees to pay outside providers, the cost charged to the client is the same as the amount billed to the firm. Examples of such charges include court reporter fees, filing fees, newspaper charges for publication notices, expert witness fees, consultants and other similar expenses. In the event the costs are determined to be substantial, a special expense trust account shall be established at the firm in the Client's name to maintain funds to pay such expenses.

**NEW BUSINESS**

**ITEM #5**



Discussion, Consideration and Possible Action on  
a Contract with Atlas Design Services for the US  
281 Corridor

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KELLY KUENSTLER  
DECEMBER 7, 2021  
BLANCO CITY COUNCIL MEETING

1

# Project

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## 2 Fold Planning Process

1. Establish a vision which ensures that future development along 281 is not only fiscally responsible but also maintains & enhances the character of the City
2. Establish an actionable plan to implement the vision including consideration of accepted development standards and peer city strategies that reflect the charm & historical context of Blanco while also carefully studying market conditions and the environmental and infrastructural constraints that are unique to Blanco



2

## Recommendation & Fiscal Impact

**Fiscal Impact:** Originally was going to be \$135,000 by Simple City; Began to work with Atlas Designs and received a \$45,915 proposal; negotiated this proposal to \$41,915

**Recommendation:** Recommend that Council accept the contract with Atlas Design as this ensures that the City has a means to develop 281 responsibly and in line with the residents' vision to ensure that future growth builds upon the City's existing historical assets and previously adopted plans.



3



Discussion, Consideration and Possible Action on  
a Contract with Atlas Design Services for the US  
281 Corridor

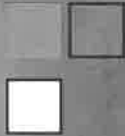
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KELLY KUENSTLER  
DECEMBER 7, 2021  
BLANCO CITY COUNCIL MEETING

4



# ATLAS DESIGN SERVICES & Patchwork.city



## ENGINEERING RELATIONSHIPS

PEOPLE.  
PLANNING,  
PERSPECTIVE



Proposal for Blanco, TX  
281 Corridor Request for Proposal (RFP)  
December 3, 2021

## CONTENTS

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## 1. COVER LETTER

Dear Mayor and Council,

Blanco is at the most critical juncture in its history. The wave of urban growth that is passing through southern neighbors Bulverde and Spring Branch, is at Blanco's doorsteps. All satellite cities like Blanco – which are within an hour's drive of a major metropolitan area – eventually experience such a wave. Cities that are prepared, shape the wave according to the natural grain of their community; and they sustain and become stronger. Cities that are not prepared lose much of their identity and frequently spend several decades mitigating the impact of the wave. As the leaders of the City of Blanco you have chosen to prepare for your wave and with this RFP you have decided that a major step in this preparation is establishing a vision for the 281 corridor.

After more than a year of following the City's progress, Atlas Design services is excited to submit this proposal and potentially be a part of the City's preparation for growth. Atlas shares in the City's optimism for its major lifeline – SH 281 – and believes the team put together represents a strong cross section of capabilities that will meet the needs of the City and this project. The team includes Brandon Melland, AICP with Patchwork City as Lead Urban Planning Consultant, Jonathan Thompson as the physical infrastructure Subject Matter Expert (SME), and Tommy McClung as the Project Manager and Stakeholder Engagement lead.,

Atlas understands that the impetus of the RFP is to maintain and enhance the cultural and historical character of Blanco, plan for the expansion of State Highway 281 due to increased transportation demand, and meet the growth demands in the area. Increased traffic and development that comes along with growth presents several concerns for city leaders and residents. First and foremost, the intent of the RFP is to ensure future development builds upon the City's existing historical assets, as well as previously adopted City plans and codes. This will take an effort to explore the three workstreams of urban planning: 1) the built environment, 2) market demand, and 3) the social environment. Just as important, is the highways transit through the central business district of the city. Here the city would like to explore other options that support the development of city center and other business that lie along the current thoroughfare.

Atlas proposes that the three-workstream project be delivered across six phases that span the course of the calendar year 2022 and include a robust community stakeholder input process. Along with community input, existing plans and codes will inform the community vision. The community's vision will then shape the final deliverable of a new Urban Plan for Blanco's Overlay Corridor District. The District's Plan will consider smart growth principals, urban design standards and peer city strategies, and healthy land use that reflects Blanco's charm while reducing incompatible land use and property devaluation development. It is with tremendous enthusiasm that our team wants to partner with Blanco to develop a sustainable 281 growth corridor that is alignment with the community vision. Thank you for consideration and we look forward to working with you!

Sincerely,



Tommy McClung  
Vice President/Owner Atlas

## 2. PROJECT UNDERSTANDING

The City of Blanco is seeking to commence a two-fold planning process for the 281 Corridor: 1) Establish a vision: and 2) establish an actionable plan to implement the vision. The vision will need to ensure that future development along 281 is not only fiscally responsible, but also maintains and enhances the character of the City. This planning process will need to include consideration of accepted urban development standards and peer city strategies that reflect the charm and historical context of Blanco, while also carefully studying market conditions and the environmental and infrastructural constraints that are unique to Blanco.



Central to the constraints of the project will be the 281 corridor's transit through the heart of the city. Such a condition is both an extraordinary challenge and tremendous opportunity – and if designed properly – will establish 281 as the vibrant spine of the City. With a vision being considered for a re-energized city center, an unmitigated highway transiting the through community is not an option. The 281 Corridor effort is being asked to consider options for the future of how this part of the corridor will be handled with State expansion. With an existing Master Plan and a Historic District set of Development Guidelines, the 281 project will be called upon to respect these inputs along with the community desires to develop land use and acceptable development code to support downtown development.

The project will also look at the city's ETJ where the Northern and Southern inputs from the 281 Corridor will come into play. Here land use, zoning, the look and feel of the structures, and availability of infrastructure will be critical to meeting the city's vision. An important point to this part of the community will be to look at land use, the fiscal impact of varying land use and development options, and the projected infrastructure requirements to meet growth demand. Atlas will consider work already completed such as the Blanco Wastewater Service Area Study and the land uses, and projections applied for the 2020 publication. These inputs become part of the existing and visioning efforts of the 281-project informing the recommendations to code and capital planning.





### 3. STATEMENT OF QUALIFICATIONS

#### TEAM ORGANIZATION

The team is comprised of two resources from Atlas Design Services with capabilities in Project Management, Infrastructure and site development and a resource from Patchwork City, Brandon Melland who has deep experience in urban planning. Tommy McClung from Atlas will serve as Project Manager and Stakeholder engagement Lead, Jonathan Thompson from Atlas, will serve as the Physical Environment Workstream Lead, and Brandon will serve as the social and economic workstreams lead. The roles of each team member are strategically aligned to the team member's deep experience in relevant subject matter.

Most of the project work effort is centered on Urban Planning so as the Lead Consultant, Brandon will provide oversight on the crucial workstreams that involve the historical, fiscal, and community desires for development along 281. Brandon brings extensive experience from both the municipal lens as well as the consulting lens. The combination of experience gives him unique insights into how communities think and respond to urban and economic factors.

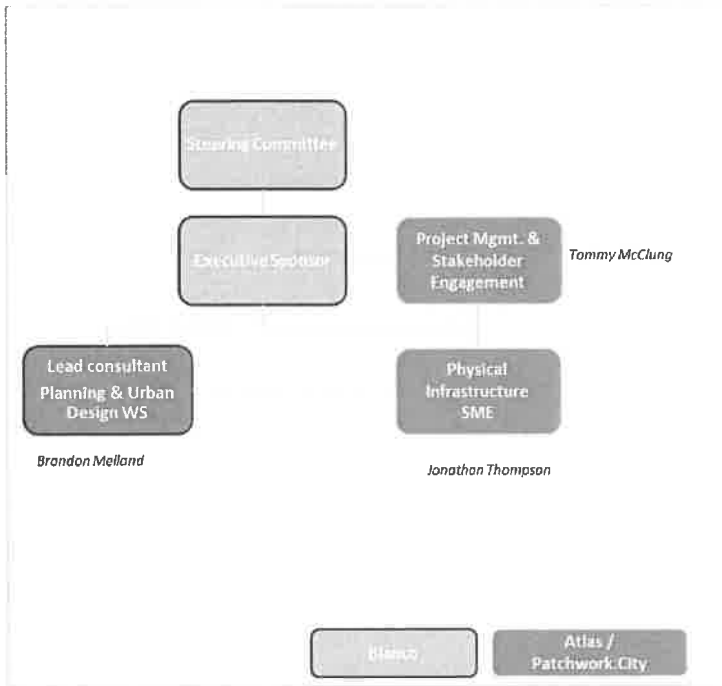
Jonathan brings extensive experience in working with and for municipal and private clients in infrastructure planning, project management, and private site development where site and utility planning were critical. Jonathan's experience in the 183 and I35 corridors in Austin will prove invaluable to Blanco when the Physical environment is accounted for. Jonathan also represents Atlas as the only Central Texas firm certified as an ATSSA Traffic Control Design Specialist. His work with mobility programs is experience that rounds out the physical environment for healthy neighborhoods.

Overall Project Management and Stakeholder Engagement will be led by Tommy. His background in Non-Profits, Commercial Aviation, City Government, and as a consultant brings more than 30 years of community, customer, and stakeholder engagement programs. He has led some of the more innovative approaches to engaging community in the municipal context and his Project Management have been instrumental in implementing highly visible programs such as installing a Stormwater Utility Fee, Advanced Metering Infrastructure, and Customer Information Systems.

In conjunction with the consulting team, Atlas recommends Blanco establish a Steering Committee (SC). This is an additional body outside of the Planning & Zoning (P&Z) Commission and City Council. The recommended composition is a group of five representatives that would include a Council Member, one rep from P&Z Commission, one resident, one business owner, and one landowner. The purpose of the Steering committee will be to provide oversight and direction to the project. Although Commission and Council Meetings are accounted for, monthly updates on project progress will be critical to keep momentum with the effort. It is the Steering Committee who would participate in these update meetings assisting with items like risk mitigation. The time expectation of the SC is projected to be a few hours up front to assist with developing the project charter and then hourly monthly. The expectation of Senior Staff is to be the day to day, week to week, and month to Month point of contact to the city.

What follows on the next page is the recommended organization of the project (Figure 1). Following that are the resumes of the three team members Atlas has organized for the Overlay Corridor District UDC development.

### Team Structure



### Workstream (WS) Roles and Responsibilities

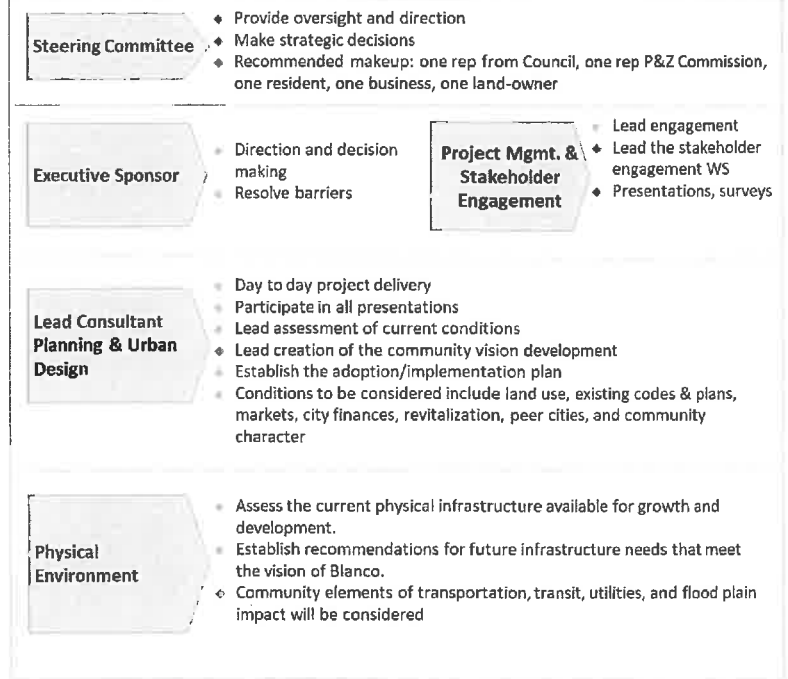


Figure 1: Team Organization Chart Showing the Relationships for the Project Teams



## Tommy McClung PM & Stakeholder Engagement



### EDUCATION

- University of Texas at San Antonio, Master of Architecture, 2009
- University of Texas at San Antonio, Bachelor of Science, Architecture, 2007

### PUBLICATIONS

- What's Next for Water AMI; Water Utility Workforce of the Future; Advanced Metering Infrastructure Underpins a Smart Water Utility (July Opflow Article); Whitehouse Water Summit: Recaps and Insights; Author of data analytic research paper titled: State of Advanced Metering Infrastructure (AMS) and Data Analytics Adoption
- Author of white paper proposal that was the genesis for American Water Works Association Research Foundation's project #4467 on automated meter reading standards. Project as evolved into an adopted committee of the Alliance for Water Efficiency named AMI-ABLE.

### CONFERENCE PARTICIPATION

- 2021 North American Water Loss Conference Presenter on system optimization
- Water for Texas Panelist on AMI and Data utilization (2021)
- Seminar Facilitations: American Water Works Association, Illinois Chapter workshop on Getting Beyond AMI
- Texas Water Resources Institute (TWRI) AMI Workshop in Fort Worth
- EUCI Smart Water Summit

Tommy has over 30 years of professional experience as a Water Industry Executive, Airline Senior Manager, Non-Profit Executive and Naval Officer. Tommy has served as the subject matter expert and engagement lead on projects across the United States that impact C-level suite decision making in technical transformation projects. As a Management and Technology Consultant, Tommy has served water utility clients on projects that delivered technology master plans and roadmaps, Advanced Metering Infrastructure (AMI) strategies, assessments, and implementation.

Prior to consulting for water utilities, Tommy directed a large-scale meter to cash operation for the City of Houston Public Works and Engineering. In that role, his responsibilities included all aspects of the customer service technical footprint where he directed both strategic and tactical activities on all people, process, and technologies associated with generating \$1.4 Billion in revenue. Tommy also directed large airline customer facing airline operations in New Orleans and Houston. In these roles, he was the key leader in customer and stakeholder engagement.

### Core Experience

- 23 years in customer and stakeholder engagement roles
- Organizational leadership and transformation
- Technology transformations
- Asset Management
- Strategic guidance, policy, and executive communication
- Continuity of Operations and Disaster Recovery

### RELEVANT EXPERIENCE TO PROJECT ROLE

#### Jacobs Solutions, Vice President Business Development Texas/Oklahoma, April 2019 – September 2021

Client facing activities in business development and project delivery. Managed \$90M in client relationships and delivered projects to more than 2 million citizens in stormwater and AMI projects. In this role, Tommy provided multiple clients with communication and engagement support in their transformational projects. His efforts have included presentations to council, to committees, and to community stakeholders. His Project Management roles included AMI implementations and stormwater utility analyses.

#### West Monroe Partners, Senior Manager - Water Practice Lead, Houston, TX, April 2015 - April 2019

Client facing activities in business development and project delivery. Delivered projects that impacted a dozen cities in large scale transformation projects. Stakeholder engagement ranged from townhall meetings to individual council member briefings. Over the course of 4 years, Tommy participated in more than \$15 million in customer facing projects.

#### City of Houston, Assistant Director, Public Works and Engineering, Utility Customer Service, Houston, TX, November 2005 – April 2015

Directly responsible for all customer service operations. More than 350 employees serving a metro population of 6.8M people in utility billing and collection activities. In this role, Tommy was the Director of three major projects that impacted the



**Tommy McClung**  
**PM & Stakeholder Engagement**



community. The Municipal Street and Drainage Utility System required an eight-month delivery to generate \$125 million annually by law. In that role, he was responsible for being the face of the project through Super Neighborhood Briefs, Council staff Briefs, Media Interviews, and legal challenge.

**Continental Airlines, Assistant Director & General Manager Airport Operations, Houston, TX & New Orleans, December 1998 – July 2005**

Directed customer service operations that provided safe reliable transportation to up to a million passengers per day. In this role Tommy was the on-site company representative addressing individual flight and multiple flight concerns. He was the general Manager of Operations during 911 and led the New Orleans Team through the exercise of preparing for the first major event post 911 which included introducing new customer service tools to comply with the 100% bag screen mandate.

**United Way of Lauderdale County, Executive Director, Meridian, MS, May 1995 – Oct 1998**

Directed the community building and fund-raising activities for a 300,000 demographic population. In the role provided public facilitation and speaking across the geographical area.



**EDUCATION**

- University of Texas at San Antonio, Master of Architecture, 2009
- University of Texas at San Antonio, Bachelor of Science, Architecture, 2007

**ACCREDITATIONS**

- CNU-A - Congress for New Urbanism

**CERTIFICATIONS**

- AICP Certified Planner # 027156
- Certificate of Historic Preservation University of Texas at San Antonio

Certified City Planner and trained architect with over a decade of experience in municipal planning and development; with additional private sector experience in urban design and historic preservation. Specialties & Skills:

- Fiscal Analysis
- Redevelopment
- Code & Policy
- Master Planning
- Corridor Planning
- Urban Design
- Annexation
- Dev. Process

**RELEVANT EXPERIENCE**

Principal, Patchwork City, LLC 2018-Present

Provide comprehensive planning, strategic planning, and on-call development review services to south and central Texas cities. Provide land development services to private sector clients pursuing unique and innovative projects.

Director, Planning & Zoning, City of Leon Valley, TX 2018-Present

Manage zoning, platting, building permitting, and long-range planning. Manage the City's third-party building official, engineer, and sanitarian. Oversee the P&Z Commission and BOA. Maintain department budget.

City Planner, Planning & Development Services, City of Bulverde, TX 2017-2018

Managed zoning, annexations, platting, engineering, and building permitting. Managed the City's third-party building official and engineer. Oversaw the P&Z Commission, BOA, and Parks Advisory Board.

Senior Planner, Planning & Development Services, City of San Marcos, TX 2015-2017

Developed fiscal impact analyses and managed complex development projects involving Planned Development Districts, Municipal Utility Districts and Public Improvement Districts.

Project Manager, McCann Adams Studio, 2014-2015

Managed and developed corridor plans, streetscaping plans, master transportation plans, and urban design projects for public and private sector clients.

Associate Planner, Planning, City of Oklahoma City, OK 2012-2014

Developed small area plans for Downtown and surrounding areas. Staff liaison to Downtown OKC and the Alliance for Economic Development.

Assistant Planner, Development Services, City of Midland, TX 2009-2012

Reviewed subdivision, zoning, variance, and site plan requests. Staff Administrator for the City's TIF District.



Jonathan Thompson, P.E.  
Owner / President



**EDUCATION**

- The University of Texas at Austin, B.S., Architectural Engineering, 1996

**LICENSES & CREDENTIALS**

- Professional Engineer (Texas) #92027
- LEED AP

**CERTIFICATIONS**

- Council of Engineering Companies Leadership Conference
- ATSSA Traffic Control Design Specialist (TCDS)

**MEMBERSHIPS**

- Austin Contractors & Engineers Association (ACEA), Former Board Member
- American Water Works Association, TAWWA
- American Traffic Safety Services Association (ATSSA), Associate Member

With 24+ years’ experience in the Central Texas design and construction industry, Mr. Thompson is proficient in site design, temporary traffic control, drainage and water quality design, site permitting, construction inspection, and utility design for both private development and municipal projects.

Mr. Thompson’s specialty is in the field of Temporary Traffic Control. Jonathan is currently the only engineer or designer in the State of Texas to meet the requirements and be certified as an ATSSA Traffic Control Design Specialist (TCDS). In addition, Mr. Thompson and Atlas Design staff are the only individuals or firm to provide plan review support to the Austin Transportation Department – Right of Way Management Division, for the review of Temporary Traffic Control Plans. Mr. Thompson has assisted ATD-ROWMAN in that role for approximately 18 months.

As a former City of Austin Public Works Project Manager, Mr. Thompson worked as a design engineer, contractor, and Owner’s representative and brings a unique perspective to a project team. Jon’s work experience includes extensive project management experience on both Texas Department of Transportation and City of Austin projects, as well as construction inspection duties on major projects, including the Austin Bergstrom International Airport and the Lamar Boulevard Reconstruction.

Mr. Thompson has performed all aspects of construction and engineering project management including field engineering from proposals to closeout, including negotiating change orders, preparing cost estimates, and managing schedules. Mr. Thompson’s knowledge of the construction process facilitates overall project management, and results in a more efficient, constructible design.

- |                     |                        |
|---------------------|------------------------|
| • AutoDesk Civil 3D | • SQL                  |
| • Hydraflow Modules | • Microsoft Excel      |
| • Pond Pack         | • Excel VBA            |
| • Storm Cad         | • Microsoft Word       |
| • Culvert Master    | • Microsoft PowerPoint |
| • MicroPaver        | • Microsoft Access     |
| • Rapid Plan        | • HTML                 |
| • Oracle            |                        |

**RELEVANT EXPERIENCE**

ATD Staff Augmentation, Austin Transportation Dept (ATD)/Right of Way Management      Austin, Texas  
Supplementing City staff as an in-house traffic control plan reviewer for the ROWMAN Division at ATD, Jon is responsible for review/approval of TTC plans in the Small Cell/5G network downtown, and all site plan/general permit/CIP projects in east/north/northeast Austin. Typical workload includes up to 50 TTC plans per week to verify compliance with TMUTCD, COA Standard Details and COA Mobility Guidelines, requiring frequent coordination with staff issuing Temporary Use, Excavation, Driveway/Sidewalk, and Film permits. Some other notable reviews for which Jonathan directly provided design guidance included 42-inch water valve



**Jonathan Thompson, P.E.**  
**Owner / President**



replacement at N Lamar / Koenig Lane, Google Fiber installation locations throughout Austin, and the AW CIP Brentwood Neighborhood W/WW Rehab Project (2018-19)

2020 City of Austin Sidewalk Program, Atlas Design Services: Mr. Thompson designed Temporary Traffic Control Plans (TCPs) meeting both Texas Manual of Uniform Traffic Control Devices (TMUTCD) and City of Austin requirements. He submitted plans for review to the City of Austin Transportation Department and addressed any comments needed for plan approval.

2017 Local Mobility Field Engineering for Pedestrian, Bikeway & Urban Trail; Austin, Texas  
Jonathan created temporary traffic control (TTC) designs for multiple locations for planned sidewalk / ramp improvements. Atlas identified locations where COA Standard details were applicable, as well as designed site specific engineered TCP's. Engineered plans were prepared for multiple sites, including North Lamar Boulevard at 29<sup>th</sup> Street and 29<sup>th</sup> Street at Guadalupe Street. North Lamar and Guadalupe are both Critical Arterials. The TCP designs for the sidewalk/ramp improvements at these locations involved multiple phases, lane closures, and detailed pedestrian routing. (2017-2019)

12221 Renfert Way, Medical Oaks Pavilion, Phase 4, Private Client North Austin Texas  
Atlas' design scope included permitting and site design in the suburban Walnut Creek watershed. The Atlas team worked with COA reviewers to resolve run-on issues from a 70-acre contributing area, off-site drainage analysis, design of water quality controls, Chapter 245 determination, evaluation of the Critical Water Quality Zone, and Level 1/Level 2 Erosion Hazard Zone calculations. Atlas prepared a new site plan set to re-permit Phase 4. Site design included 200+ parking spaces, flatwork, ADA compliance, site grading, on/off site drainage analysis, water quality controls. Building expansion work included a 3-story 20,434 addition. Atlas also updated the Unified Development Agreement, and prepared engineer's opinion of probable cost. (2016-2018)

US 183 South – Package 14 & 20, Atlas Design Services: Mr. Thompson served as the project principal, design engineer, project manager, and drafter for the two large diameter water line replacement project. The projects included over 1,200 LF of 24" diameter water main design along with the associated traffic control design for the project adjacent to Levander Loop in east Austin.

Hurst Creek MUD Walking Trail Design, Atlas Design Services: Mr. Thompson served as the Principal Engineer, project manager, design engineer, and drafter for the walking trail design project in The Hills subdivision, in Lakeway, Texas. The project included the design of walking paths at two creek crossings within the subdivision. To reduce costs to the owner, the existing roadway bridges were used, while still creating a safe and attractive walking path for the facility users. The proposed design incorporated the existing trail master plan and added accessibility and safety components specific to the two sites.

Central Business District Alleys Water & Wastewater Rehabilitation, City of Austin Public Works: Jonathan served as the City of Austin Project Manager on the \$2.5M project to replace deteriorating water and wastewater lines in the alleyways of Austin's Central Business District (CBD). The utility lines were initially installed in the 1930's, and the system was expanded as Austin's Central Business District grew. The existing lines were subject to frequent breakage and leakage and repair costs increased above a level acceptable to the Austin Water Utility. The project included over 6,000 linear feet of upgrades to water and wastewater lines, as well as pavement repairs in the impacted streets and alleys. Mr. Thompson worked closely with the design team,



Jonathan Thompson, P.E.  
Owner / President



City of Austin Construction Inspection (CID), Austin Water Utility (AWU), the Contractor, and multiple downtown stakeholders to coordinate the design and construction of the project.

S I35 Water/Wastewater Program - Segment 2/5, City of Austin Public Works: Mr. Thompson served as the City of Austin Project Manager on a \$7M project to design and install approximately 5,000 LF of 36" diameter water transmission main. In addition to traditional open cut ductile iron pipe installation, the project included unique design and construction challenges related to the use of welded steel pipe and tunneling required beneath Slaughter and Onion Creeks in south Austin. In addition, extensive easement negotiations and acquisitions were required in order to gain temporary workspace required for the project. Jonathan was responsible for all City of Austin management processes related to the projects. Standard tasks included negotiation of consultant scope/cost for rotation list assignments, review of consultant and contractor pay applications, and obtaining approval for project activities through City of Austin boards and commissions, and the City Council.

S I35 Water/Wastewater Program - Segment 9.1, 13, 14, 17, 18 & 19 City of Austin Public Works: Mr. Thompson served as the City of Austin Project Manager on multiple projects totaling more than \$6M in construction cost. The projects were part of the larger S I 35 program which brought water and wastewater service to the southeast Austin area. These projects included the installation of more than 18,000 linear feet of 42-inch diameter water line along with typical appurtenances. The projects included negation with property owners as well as eminent domain proceedings for the acquisition of water and access easements. Various environmental code variances were also obtained for encroachments into the Critical Water Quality Zones of various creeks throughout the projects.

Downtown Wastewater Tunnel, City of Austin Public Works: Mr. Thompson served as the City of Austin Project Manager on the \$50M project to expand the capacity of the downtown wastewater system to accommodate the continued growth of downtown and south Austin. The project scope included over 20,000 linear feet of wastewater tunnel, ranging in size from 36"–120" diameter. The tunnel alignment included three (3) crossing beneath Lady Bird Lake, construction or improvements to eight (8) tunnel access shafts and decommissioning of the Shoal Creek Lift Station at Cesar Chavez and the Toomey Lift Station. In addition, the project utilized innovative materials to provide a significant increase in corrosion resistance of structures through the use of polymer concrete.

Boggy Creek Waterline Replacement, City of Austin Public Works: Mr. Thompson served as the City of Austin Project Manager on the \$2.1M project to replace the existing water line crossing immediately east of the US 183 - Ed Bluestein bridge over Boggy Creek. The existing water line had been washed out on multiple occasions due to severe erosion of the stream bank along Boggy Creek. The existing line was no longer in service and could not be repaired in its existing configuration. The water line was replaced via tunneling in order to restore system capacity and reliability in the area, while eliminating the threat of damage from future stream bank erosion along Boggy Creek. This project was designed to accommodate the future US 183 expansion based on plans provided by the Texas Department of Transportation and the Central Texas Regional Mobility Authority. The project included the installation of 690 linear feet of 36-inch water pipe installed by tunneling at depths of 30-90 feet below the existing ground elevation.



## 4. STATEMENT OF RELEVANT WORK EXPERIENCE

Figure 2 below represents the Atlas Team’s experience in projects that have elements like what is required for Blanco to be successful. We have intentionally focused on breaking out Brandon’s experience because of its one to one to the 281 Corridor project. We have rolled up Jonathan and Tommy’s experience into multiple clients or multiple type projects that are demonstrative to the skills required to round out the team. Detail on both of their backgrounds will be found in the resume section that follows. Based on our approach to the project, we identified several capabilities that are represented in the column headers of Figure 2. Reviewing the figure, you can see that the overall work experience of the Atlas team will give the city a deep level of expertise to the district Urban Plan.

| Atlas Team Member | Client  | Project Description  | Role   | Financial Analysis | Corridor Planning | Redevelopment | Urban Design | Code & Policy | Site Development | Utility Planning | Traffic Control Planning | Master Planning | Community / Stakeholder Engagement |
|-------------------|---|--|--|--------------------|-------------------|---------------|--------------|---------------|------------------|------------------|--------------------------|-----------------|------------------------------------|
| Brandon Melland   | City of Oklahoma City                                   | Downtown Development Framework   | Concept development, content creation including writing, illustrations, and graphic design         |                    | X                 | X             | X            | X             | X                |                  | X                        | X               | X                                  |
| Brandon Melland   | Alliance for Economic Development of Oklahoma City      | Midtown Urban Renewal Plan   | Co-Project Manager, Urban Designer, Content Creation   | X                  | X                 | X             | X            | X             |                  |                  |                          | X               | X                                  |
| Brandon Melland   | City of Austin, TX                                      | South Lamar Corridor Plan  | Urban Designer, Existing Conditions Analysis, Street Design, Graphics                              |                    | X                 |               | X            |               |                  |                  | X                        |                 | X                                  |
| Brandon Melland   | City of Round Rock                                      | Round Rock Downtown Improvement Program  | Urban Designer, Existing Conditions Analysis, Street Design and Streetscape Improvements, Graphics |                    |                   | X             | X            |               | X                |                  |                          | X               | X                                  |
| Brandon Melland   | City of San Marcos                                      | San Marcos Transportation Plan Update  | Urban Designer, Existing Conditions Analysis, Street Design, Graphics                              |                    |                   | X             | X            |               | X                | X                | X                        |                 | X                                  |
| Brandon Melland   | City of San Marcos                                      | CodeSMTX (Unified Development Code)  | Content Creation & Fiscal Impact Analysis  | X                  |                   | X             | X            | X             | X                |                  |                          |                 | X                                  |
| Jonathan Thompson | City of Austin, TX                                      | Multiple infrastructure projects that provide deep understanding of requirements to support urban planning | Project Management, design engineering, site and traffic planning                                  |                    | X                 |               |              | X             |                  | X                | X                        |                 | X                                  |
| Jonathan Thompson | Multiple Private Clients                                | Multiple projects where site and utility planning were required  | Project Management and design engineering  |                    |                   |               |              |               | X                | X                | X                        |                 |                                    |
| Tommy McClung     | Multiple Municipal Clients in AMI & Stormwater Projects | Projects included Advanced Metering Infrastructure (AMI) and Stormwater Utility Financial Analyses         | Project Management and Financial Analysis  | X                  |                   |               |              | X             |                  | X                |                          |                 | X                                  |

Figure 2: Urban Planning Experience Table

### Project references:

Downtown Development Framework - Geoffrey Butler, Director of Planning, Oklahoma City, 405-297-2406

Midtown Urban Renewal Plan - Leslie Batchelor, President, Center for Economic Development Law, 405-232-4606

San Marcos TMP Update - Laurie Moyer, Director of Engineering, City of San Marcos, 512-393-8130

Austin Water AMI Program Development - Daniel Layton, AMI Director, 830-708-5356

Tinley Park Billing Assessment – Steve Tilton, ACM, 708-243-0401

## 5. PROJECT APPROACH

The following sub sections describe the approach the Atlas team will follow in the 281 Corridor Project. The emphasis will be on community involvement and aligning the vision that emanates from city stakeholders to industry and peer best practices. We will work with the city's Project Manager and Steering Committee to stay abreast of changes that might arise in a project that has such a long duration but attentive to making continued progress throughout the calendar year. The overarching project direction will be based on accepted and proven project management principals with updates on progress provided monthly.

### SCOPE OF WORK

The overall scope of work is captured below in Figure 3. There will be six phases of the project with each phase having a specific objective to achieve by the end of its duration. The expected strategic outcomes of each phase are also indicated in Figure 3. One of the main foundations to success for the project is to respect the need for

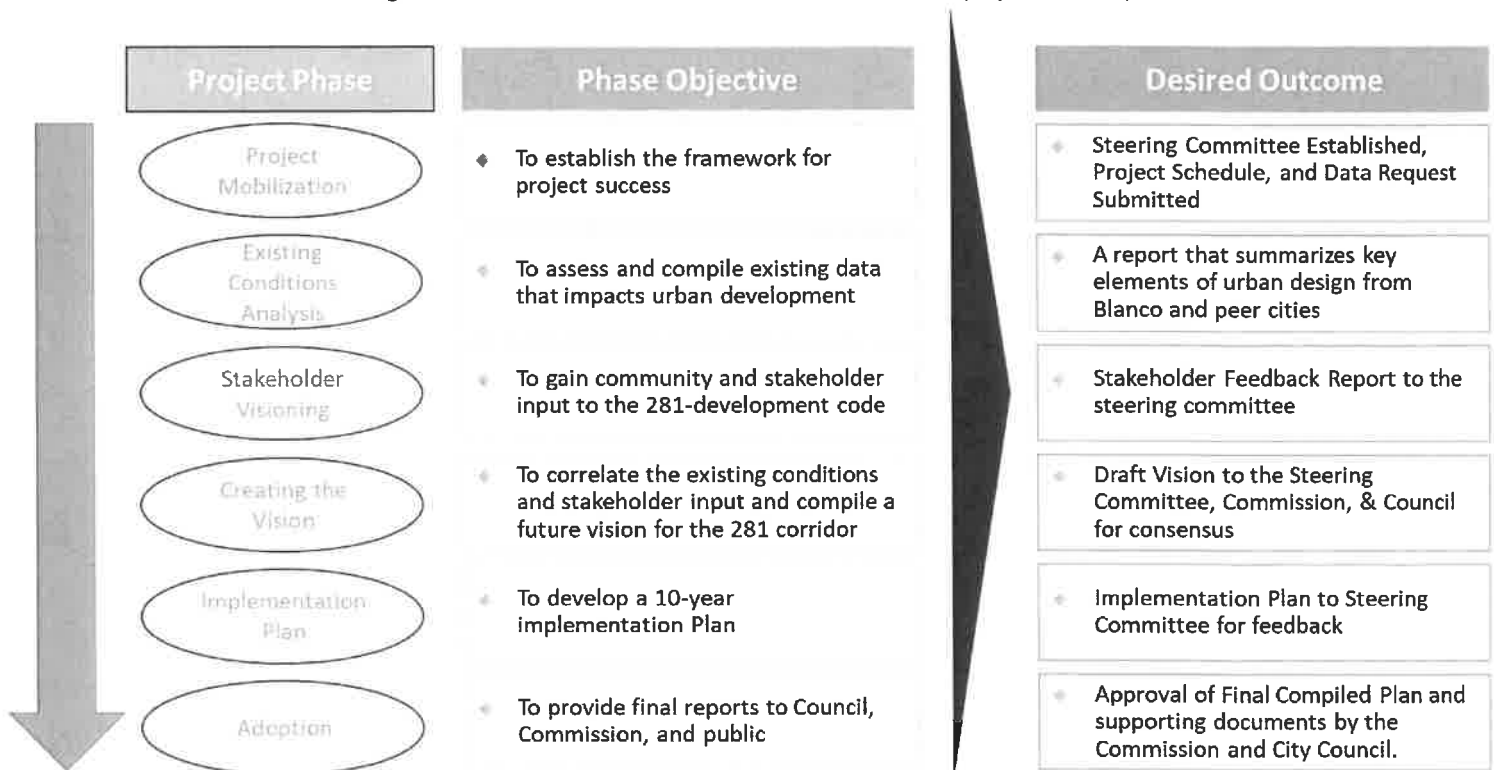


Figure 3: Project Phases

community input by approaching each phase with enough calendar buffer to afford feedback to each deliverable; the deliverables are discussed in the next sub section. The project will be governed by a charter that is established during the mobilization Phase. The Charter will define roles, responsibilities, authorities, and expectations.

After Project Mobilization, the second Phase of the project will involve analyzing the existing conditions. This effort will include reviewing and researching plans and code that already exist to ensure a deep understanding is gained of the history and character of the community. Phase two will also be a point in the project where quick wins or immediate actions can be recommended for early success.

The third Phase is foundational to overall success. This is where the Atlas Team will pull in the community for input into the Overlay Corridor District’s look, feel, and future. Land use, Infrastructure, transportation, transit, and financial impact will be a part of canvassing the community. Creating a community survey will be one of the more important elements to assure as wide of reach as possible to gain input. The survey will be created such that it can be delivered via paper, mailer, or online via Survey Monkey. The survey questions will be developed in conjunction with the Steering Committee.

The fourth Phase will bring together the inputs from the existing Conditions and Stakeholder input to create a vision for the corridor that addresses all key elements. A foundational element to this Phase will be assessing the fiscal impact of varying options that the city can consider. This will assist with the final decision on a micro level for

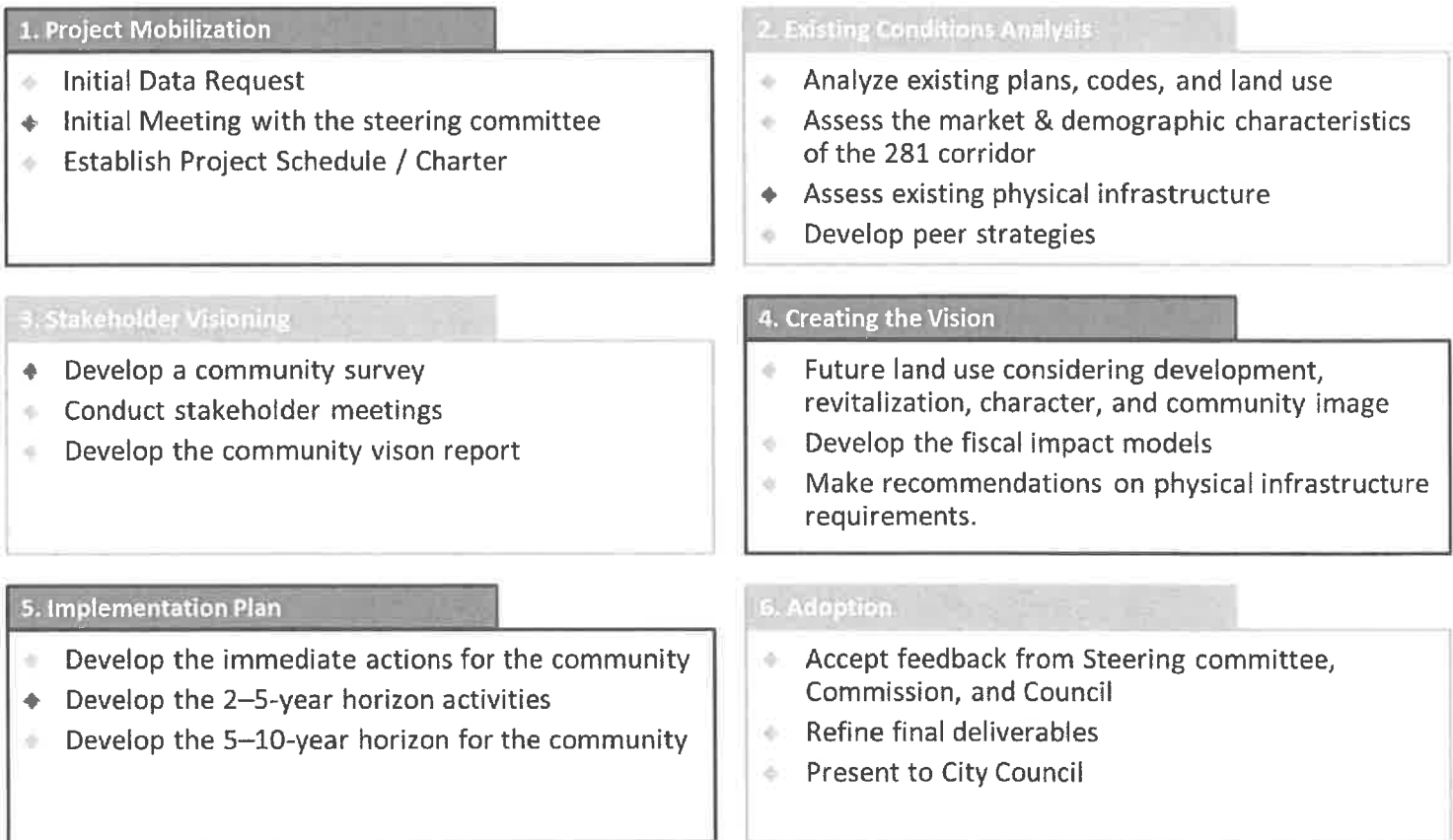


Figure 4: Key Project Activities

what will be acceptable along the corridor. Phase 5 and Phase 6 of the project will be about building and adopting the plan that will be developed from the Visioning Phases. Figure 4 delineates the key activities of each Phase and gives an overall perspective on the work effort.

## PROPOSED DELIVERABLES

Figure 5 displays a table that defines each deliverable for the project. The activities described in the previous sub section will lead to the outputs described here.

| Number | Deliverable  | Description  |
|--------|--|--|
| 0      | Project Updates  | Will be made in Power Point to the Steering Committee and describe activities and risks associated with project completion   |
| 1      | Project Charter  | A guiding document provided in Word format that defines project roles, responsibilities, authorities, and expectations   |
| 2      | Existing Conditions Report                                       | Will be provided in Word format and address the UDC elements of current plans & code, land use, market & demographics, infrastructure, environmental and peer cities   |
| 3      | Community Visioning highlight presentation to Steering Committee | A Power Point presentation on the feedback from the community stakeholders as to their input on the 281 corridor   |
| 4      | Community Vision Presentation to Commission and Council          | Draft Word Document and Power Point Presentation to Commission and Council on the community's vision   |
| 5      | Draft Implementation Plan to Steering Committee                  | Draft Word Document and Power Point Presentation of Implementation Plan to Steering Committee  |
| 6      | Finalized Compiled Project Plan                                  | Finalized Plan Document in Word format and all graphics, maps, charts, illustrations, and statistics provided in native file formats; as well as a power point presentation to council for final approval of plan by City Council. |

Figure 5: Deliverable Description

## PROPOSED TIMELINE

Figure 6 displays the projected schedule for the project. Based on the ability to mobilize feedback, the duration can be mutually adjusted to expedite over the calendar year. The main concern or consideration on duration is to provide enough calendar time for community stakeholders to provide feedback. Based on consistent and continued communication with the city, the Atlas Team will calibrate the milestone dates.

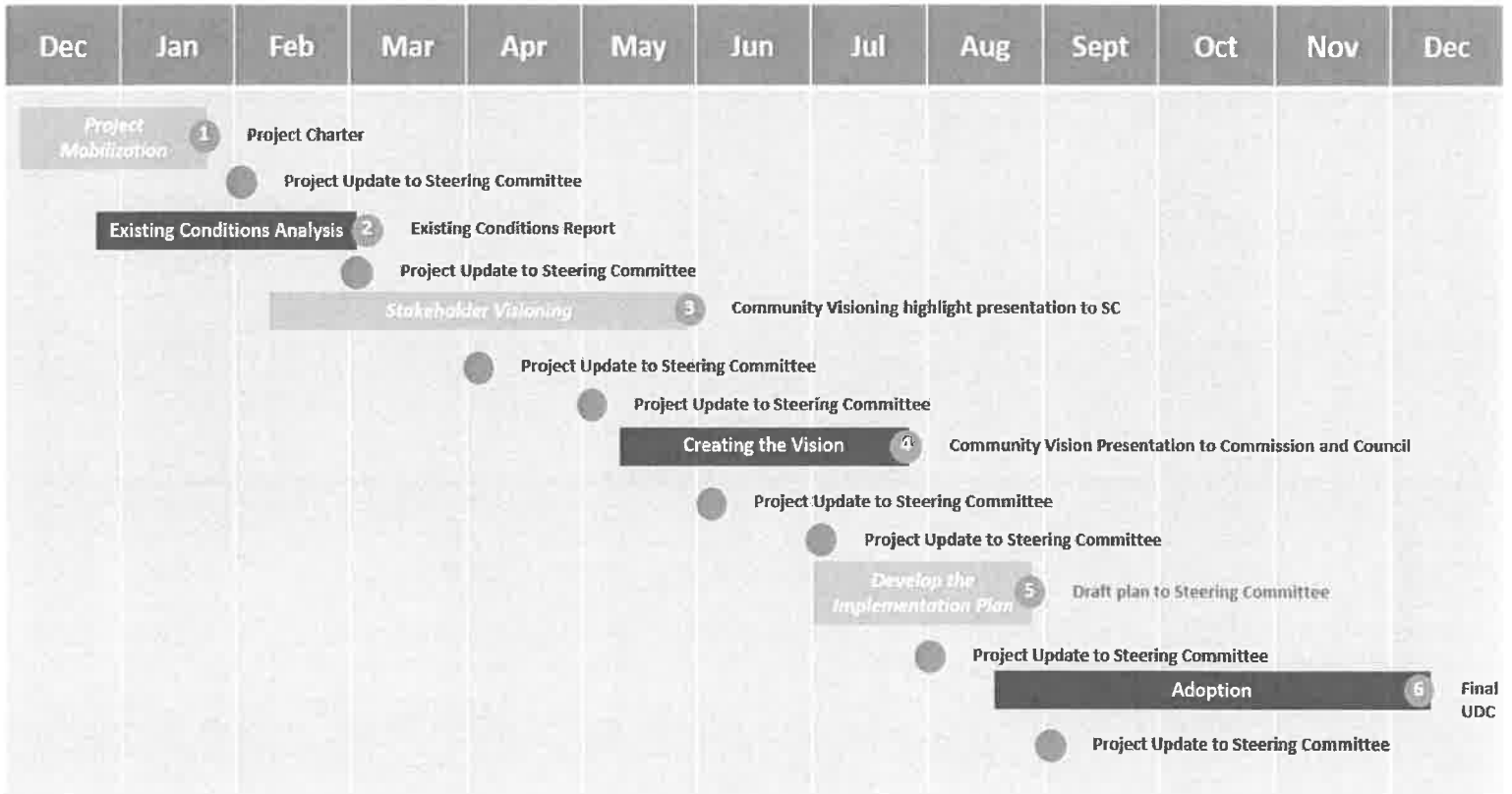


Figure 6: Project Schedule

## PROPOSED PROJECT BUDGET

The projected budget is proposed as a flat fee to include fees and local travel. Any external expenses that may be encountered will be proposed to the city Project Manger for approval before any purchase. Examples would include document print, mailing costs, or other costs associated with providing materials or access to the community. Specifically, the fee below represents the hours, hourly rate, and local travel to and from the city. Fees will be billed monthly at the beginning of the month for services to be rendered.

The proposal is for all six phases and deliverables to be provided for \$41,915.00. Projections for materials, access or activities not explicitly detailed will be discussed mutually.